

REQUEST FOR COUNCIL ACTION

SUBJECT: Gladstone Place Rezoning and Future Land Use Amendment.

SUMMARY: Gladstone Place Rezoning and Future Land Use Amendment; 5701 West 7800 South. General Plan Land Use Map Amendment for 8.33 acres from Community Commercial to Very High Density Residential; and Rezone from SC-2 (Community Shopping Center) to the HFR (High Density Multi-family Residential) Zone. Garbett Land Investments/Richard Welch (applicant) [Larry Gardner #ZC20140002; GPA20140005; parcels 20-35-100-017; 20-35-200-023]

FISCAL IMPACT: None.

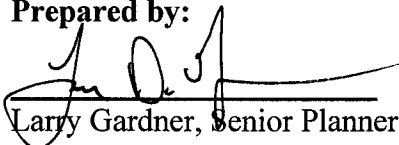
STAFF RECOMMENDATION: Based on the analysis and findings contained in the Staff Report, Staff recommends that the City Council amend the General Plan Future Land Use Map for 8.33 acres located at 5701 West 7800 South from Community Commercial to Very High Density Residential and Rezone from SC-2 (Community Shopping Center) to HFR (High Density Multi-family Residential) Zone.

PLANNING COMMISSION RECOMMENDATION: On August 5, 2014 the Planning Commission voted in a 4 to 1 decision to forward a **negative** recommendation to the City Council for the request to amend the General Plan Future Land Use Map for 8.33 acres located at 5701 West 7800 South from Community Commercial to Very High Density Residential and forwards a **negative** recommendation for the request to rezone the property from SC-2 (Community Shopping Center) to HFR (High Density Multi-family Residential) Zone.

MOTION RECOMMENDED: "Based on the information and findings set forth in this staff report and upon the evidence and explanations received today, I move to adopt and authorize the Mayor to sign Ordinance 14-130 to amend the General Plan Future Land Use Map for 8.33 acres located at 5701 West 7800 South from Community Commercial to Very High Density Residential and Rezone from SC-2 (Community Shopping Center) to the HFR (High Density Multi-family Residential) Zone.

Roll Call vote required

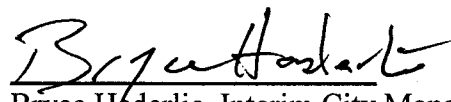
Prepared by:


Larry Gardner, Senior Planner

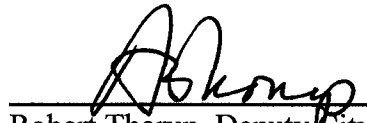
Reviewed by/Concur with:


Tom Burdett, Development Director

Recommended by:


Bryce Haderlie, Interim City Manager

Reviewed as to legal form:


Robert Thorup, Deputy City Attorney

I. BACKGROUND:

The applicant is requesting to amend the General Plan Future Land use map from Community Commercial to Very High Density Residential and to amend the zoning map from SC-2 (Community Shopping Center) to HFR (High Density Multi-Family Residential) on 8.33 acres located at 5701 West 7800 South. The property is currently owned by the Utah Department of Transportation (UDOT) and is under contract to be purchased by Peterson Development who is partnering in a development with Garbett Land Investments on the site. If the land use amendments are approved the applicant is proposing to construct several multi-family dwellings on the property. The site is relatively long and narrow, 2250 feet long by 560 feet wide at the widest point, and is sandwiched between the Mountain View Corridor and the Clay Hollow wash, which, in the applicant's opinion, makes the location less desirable for commercial development.

II. GENERAL INFORMATION & ANALYSIS

The subject property's surrounding zoning and land uses are as follows:

	Future Land Use	Zoning	Existing Land Use
North	Community Commercial (across 7800 South)	A-20	Farm Land
South	High Density Residential and Community Commercial	HFR / SC-2	Vacant
East	Community Commercial	SC-2	Mtn. View Corridor
West	High Density Residential, Community Commercial, Parks and Open Land	HFR / SC-2	Clay Hollow Wash, Vacant property

The applicant is requesting to amend the General Plan Future Land use map from Community Commercial to Very High Density Residential and to amend the zoning map from SC-2 (Community Shopping Center) to HFR (High Density Multi-Family Residential) on 8.33 acres located at 5701 West 7800 South.

It shall be noted that the concept plan attached with this report is only intended to illustrate how development could be expanded to fit in this area. This plan shall not be used as a framework for the justification of density within the West Side Planning Area Overlay. The density determination will come with new and separate approval of the site plan, subdivision and development plan.

The applicant has provided a concept plan of what could be constructed if the amendments are approved. Staff recommends that if the City Council approves the requested amendments and that the Highlands Master Development Plan be updated to reflect the changes.

III. FINDINGS OF FACT

Section 13-7C-6: Amendments to the Land Use Map

According to City Code, Section 13-7C-6), any amendments to the general plan, including maps, shall be approved only if the following are met.

Finding A: *The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City General Plan.*

Discussion: The applicant is proposing to amend the Future Land Use Map from Community Commercial to Very High Density Residential.

The 2012 Comprehensive General Plan states in Residential Land Use section:

***Goal 4; Policy 3** Multiple-family residential development should be provided in appropriate areas in order to maintain diversity in the city's housing stock and to provide land use transitions between dissimilar uses.*

The proposed site is sandwiched between the Mountain View Corridor and Clay Hollow Wash. Clay Hollow wash at this location is very deep and will need to be piped if development is going to occur. Even with the wash piped there is a depressed area, of undetermined depth, will need to remain over the pipe for flood control purposes and to maintain the Clay Hollow Wash corridor. (See attached letter from City Engineer) The trail system will still need to be constructed in the Clay Hollow wash corridor, when development occurs.

As stated the site is long and narrow and limited as to commercial viability. The most desirable area for commercial development would be nearer 7800 South where the site is at its widest. The remainder of the property would probably go undeveloped as commercial property. The multi-family development will abut (across the wash) both commercial uses and a multi-family project, both conceptual at the time. So compatibility with adjacent land uses should not be an issue. Abutting the Mountain View Corridor expressway could be less than desirable for residential development, but on average the apartment units will be setback a minimum of 60 feet from the traffic lanes and a barrier wall will be installed. The proposed request appears to conform to the goals and policies of the General Plan.

Finding: The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City General Plan.

Finding B: *The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment.*

Discussion: According to the concept plan the amendments are being proposed to extend the proposed multi-family development concept on the west side of Clay Hollow Wash. As detailed, the long narrow site is less than desirable for commercial development. The map amendment would add to a multi-family type development already under design in the Highlands Master Planned area. There

are 3 other sites within the Highlands that are planned for high density uses. At this time two of the three sites are under design, although not approved. High density and very high density land use areas on the Land Use Map, outside of the Highlands, in the City are all within Transit District Overlays and both remaining sites are currently under design, but have not been approved. There are few sites within the Highlands or within the City that are on the land use map to be considered as High density multi-family and only one site is not under design or in the approval process at this time. The Map change will also potentially help eliminate a dangerous situation by piping and filling a deep wash and will make use of a long narrow property that has little commercial viability.

Finding: The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment.

Finding C: *The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity.*

Discussion: The proposed land use amendment will be compatible with the commercial and multi-family developments that are being conceptually planned in the area. At this point in time this development is also in the conceptual stage, with the land use amendments being the first step in the process.

Finding: The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity.

Finding D: *The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity.*

Discussion: The applicant will directly benefit from approval of the proposed amendment; however, the amendment does allow for a difficult piece of property that has little commercial viability to be used for high density residential development, which may be the best development for the property.

Finding: The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity.

Finding E: *The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change.*

Discussion: The amendment will not adversely impact the neighborhood by allowing multi-family dwellings as a use and to be eventually constructed. The

area is planned for commercial and multi-family uses already. Roads, water, storm water, and public safety will not be adversely affected by the amendment and subsequent development. However there is a sanitary sewer capacity issue in the area to the south of the proposed development. City sewer modeling has determined that if all of the sanitary sewer can be drained to the line in 7800 South (which has adequate capacity) that the development could be built as conceptually planned. However, if a portion of the development has to be drained to the sewer line to the south then a reduction in the number of units would be required, possibly in the range of a 35 to 50 unit reduction. The final number can only be determined as the project continues or if the applicant upgrades the line to handle the additional capacity needs.

Finding: The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change.

Finding F: *The proposed amendment is consistent with other adopted plans, codes and ordinances.*

Discussion: The City Council adopted ordinance No. 14-17 on May 14, 2014 which places a moratorium on accepting applications for multi-family development for six months from the date of adoption. The applicant's intent based on their concept plan is to construct multi-family dwellings on the subject site. The ordinance only prohibits accepting and processing of applications for multi-family developments and does not stop the applicant for applying for land use map or zoning map amendments. Amending the land use map (which could be viewed as future long range planning effort) creating an area for more multi-family dwellings at this time is not contrary with ordinance 14-17.

The property has a land use designation of Community Commercial on the General Plan future Land Use Map. However, the continuity with a larger piece to the east of this site has been cut-off by the construction of the Mountain View Corridor, leaving a small long, narrow remnant property with little commercial viability.

Finding: The proposed amendment is consistent with other adopted plans, codes and ordinances.

Section 13-7D-7(A): Amendments to the Zoning Map

According to City Code, Section 13-7D-7(A), the following shall be met in approving any amendments to the Zoning Map.

Criteria 1: *The proposed amendment is consistent with the purposes, goals, objectives, and policies of the City's General Plan.*

Discussion: See Future Land Use Map amendment Criterion A.

Finding: The proposed rezone is consistent with the purposes, goals, objectives and policies of the City's General Plan.

Criteria 2: *The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.*

Discussion: See Future Land Use Map amendment Criterion C and E.

Finding: The proposed rezone will result in compatible land use relationships and does not adversely affect adjacent properties.

Criteria 3: *The proposed amendment furthers the public health, safety and general welfare of the citizens of the city.*

Discussion: The proposed will not be detrimental to the health safety or welfare of the residents of West Jordan. Any development that occurs due to the zone change will be required to meet all adopted City standards for fire protection, design, utilities, roadways and building construction.

Finding: The proposed rezone furthers the public health, safety and general welfare of the citizens of the city.

Criteria 4: *The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.*

Discussion: See Future Land Use Map amendment Criterion E.

Finding: The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.

Criteria 5: *The proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.*

Discussion: The property is part of the Highlands master plan of the West Side Planning Area. If the property is rezoned the Highlands Master Plan Land Use map will need to amended to reflect the change.

Finding: The proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.

IV. SUMMARY:

The proposed Future Land Use Map amendment and rezone of approximately 8.33 acres of property equates to a negligible change to the land use and zoning maps; however, these changes will practically enhance the usability of a piece of property impacted by the construction of the Mountain View Corridor.

V. STAFF RECOMMENDATIONS:

Future Land Use Map Amendment

Based on the findings set forth in this staff report, staff recommends that the City Council amend the Future Land Use map from Community Commercial to Very High Density Residential for 8.33 acres located at 5701 West 7800 South.

Zoning Map Amendment

Based on the findings set forth in this staff report, staff recommends that the City Council rezone approximately 8.33 acres of property located at 5701 West 7800 South from SC-2 (Community Shopping Center) to HFR (High Density Multi-family Residential) Zone.

VI. MOTION RECOMMENDED:

Future Land Use Map Amendment and Zoning Map Amendment

“Based on the information and findings set forth in this staff report and upon the evidence and explanations received today, I move that the City Council amend the General Plan Future Land Use Map for 8.33 acres located at 5701 West 7800 South from Community Commercial to Very High Density Residential and Rezone from SC-2 (Community Shopping Center) to HFR (High Density Multi-family Residential) Zone.

If the moving Council Member disagrees with the staff's findings and conclusions and finds substantial evidence supporting a different result, the following motion may be given:

Based on my reading of the staff report and/or the new evidence and further explanations and discussions received in this meeting today, I move that the City Council deny the request to amend the General Plan Future Land Use Map for 8.33 acres located at 5701 West 7800 South from Community Commercial to Very High Density Residential and deny the rezone request for 8.33 acres located at 5701 West 7800 South from SC-2 (Community Shopping Center) to HFR (High Density Multi-family Residential) Zone. Specifically, I find that the following required criteria for a Future Land Use Map Amendments and Zoning Map amendments have not been met:

Future Land Use Map Amendment Findings:

- A. The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City General Plan.
- B. The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment.

- C. The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity.
- D. The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity.
- E. The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change.
- F. The proposed amendment is consistent with other adopted plans, codes and ordinances.

Zoning Map Amendment Findings:

- 1. The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City's General Plan.
- 2. The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.
- 3. The proposed amendment furthers the public health, safety and general welfare of the citizens of the city.
- 4. The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.
- 5. The proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.

Which criteria has been met or not met? Why?

Note: All applicable criteria must be met to support a positive action by the City Council.

VII. ATTACHMENTS:

Exhibit A – Zoning and Vicinity Map

Exhibit B – Land Use Map

Exhibit C – Proposed amendment area

Exhibit D – Aerial map

Exhibit E – Conceptual Site Plan

Exhibit F - Application

Exhibit G – Applicant's Narrative

Exhibit H – Letter from City Engineer

Exhibit I – Highlands Master Development Plan

Exhibit J – Planning Commission Meeting Minutes of August 5, 2014

Exhibit K – Ordinance



City of West Jordan
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5100
Fax (801) 565-8978

August 13, 2014

Rich Welch
Garbett Land Investments, LC
273 N. East Capitol Street
Salt Lake City, UT 84103


Dear Mr. Welch:

A Public Hearing will be held before the City of West Jordan City Council on Wednesday, September 10, 2014, at the hour of 6:00 p.m., in the City Council Chambers at 8000 South Redwood Road, Third Floor, West Jordan, Utah, to receive public comment prior to considering a General Plan Land Use Map Amendment for approximately 8.33 acres from Community Commercial to Very High Density Residential designation and Rezone from SC-2 (Community Shopping Center) Zone to HFR (High Density Multi-family Residential) Zone for Gladstone Place located at approximately 7800 South Mountain View Corridor; Garbett Land Investments, LC/Richard Welch (applicant). You are invited to attend the Public Hearing and take part in the discussions and voice any support or concerns you may have. The Council reserves the right to consider other zoning classifications based on information presented at the Public Hearing. If you have any questions, please contact the Planning and Zoning Department at 801-569-5060.

I have enclosed a copy of the **Notice of Public Hearing** that has been sent to property owners in the 300-foot radius of said property.

If you have any questions, please feel free to call me at 801-569-5115.

Sincerely,


Jamie L Vincent
Deputy City Clerk

cc: Planning Department

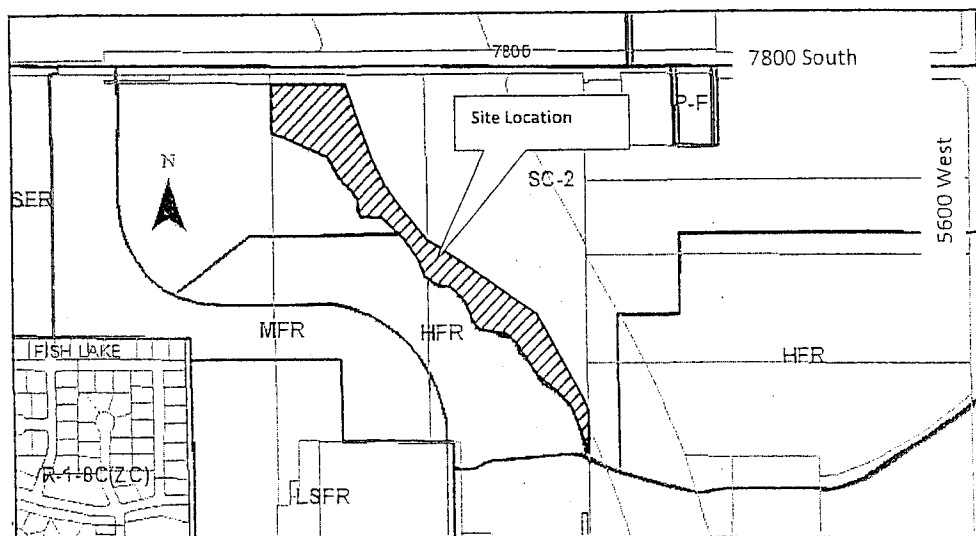


300
City

City of West Jordan
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5100
Fax (801) 565-8978

THE CITY OF WEST JORDAN, UTAH NOTICE OF PUBLIC HEARING

A Public Hearing will be held before the City of West Jordan City Council on Wednesday, September 10, 2014, at the hour of 6:00 p.m., in the City Council Chambers at 8000 South Redwood Road, Third Floor, West Jordan, Utah, to receive public comment prior to considering a General Plan Land Use Map Amendment for approximately 8.33 acres from Community Commercial to Very High Density Residential designation and Rezone from SC-2 (Community Shopping Center) Zone to HFR (High Density Multi-family Residential) Zone for Gladstone Place located at approximately 7800 South Mountain View Corridor; Garbett Land Investments, LC/Richard Welch (applicant). You are invited to attend the Public Hearing and take part in the discussions and voice any support or concerns you may have. If you desire to speak on an item, the time will be limited to 3 minutes. Items may be moved on the agenda or tabled by the City Council. Copies of the agenda packet for this meeting will be available on the City's website www.wjordan.com approximately 4-days prior to the meeting.



The City of West Jordan, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call the City Recorder at 569-5115, giving at least three working days notice.

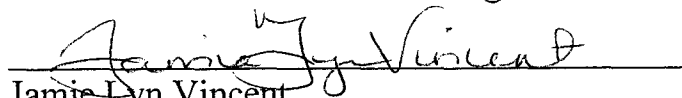


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Posted this 13th day of August 2014.



Jamie-Lyn Vincent
Deputy City Clerk

4770 S. 5600 W.
P.O. BOX 704005
WEST VALLEY CITY, UTAH 84170
FED.TAX I.D.# 87-0217663
801-204-6910

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CITY OF WEST JORDAN,	
8015695115	0000976741 /
Start 08/24/2014	End 08/24/2014
PH 9/10	
CITY OF WEST JORDAN PUBLIC HEARING NOTICE A Public Hearing will be held before the	
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**CITY OF WEST JORDAN
PUBLIC HEARING NOTICE**

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Published this 24th day of August 2014

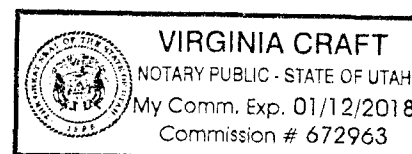
Jamie Lyn Vincent
Deputy City Clerk
976741

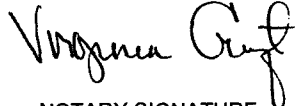
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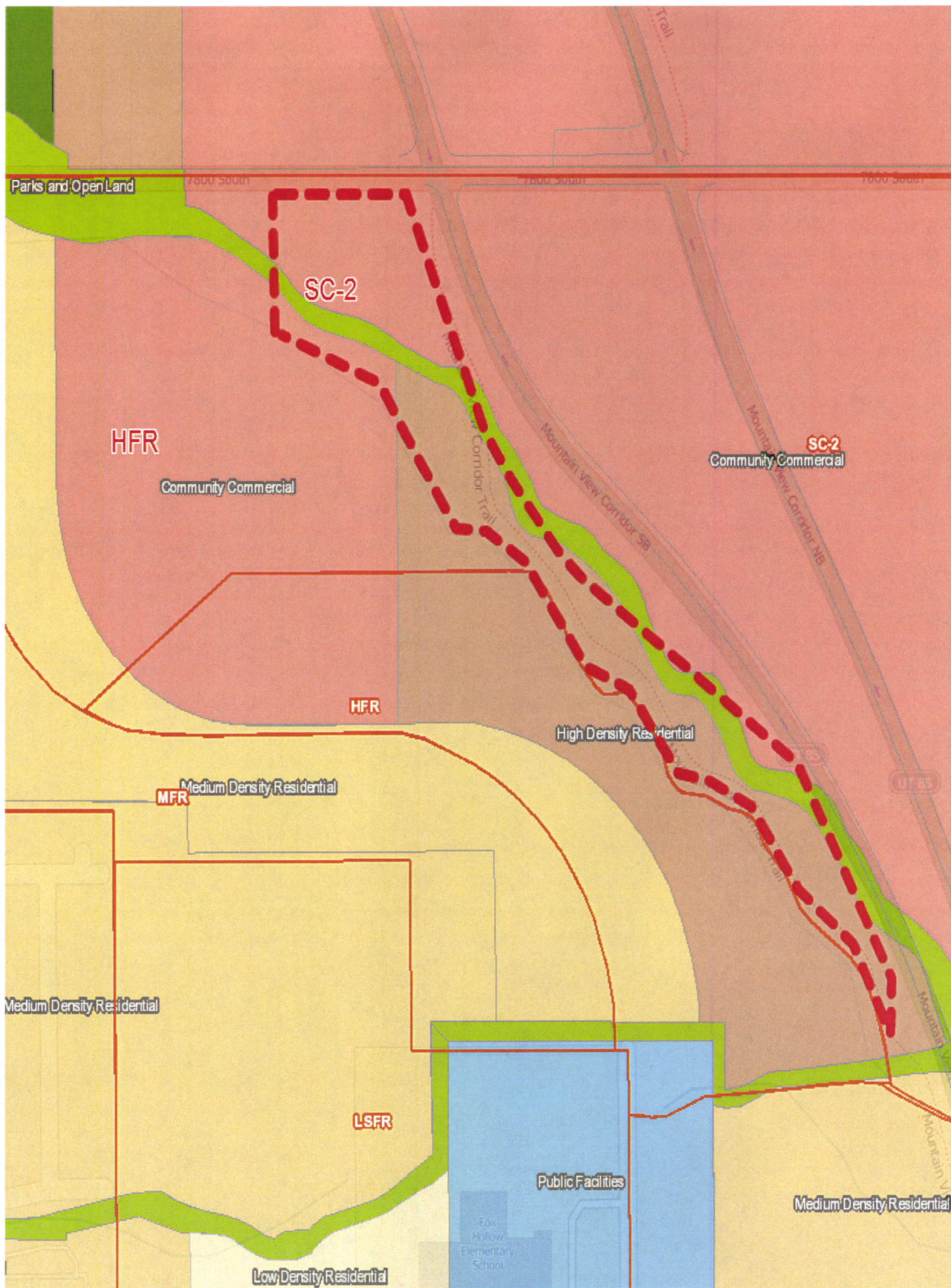
AS NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF CITY OF WEST JORDAN PUBLIC HEARING NOTICE A Public Hearing will be held before the City of West Jordan City Council on Wednesday, September 10, 2014, at the h FOR CITY OF WEST JORDAN, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH, AGENT FOR THE SALT LAKE TRIBUNE AND DESERET NEWS, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINATELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 08/24/2014 End 08/24/2014
SIGNATURE 
DATE 8/25/2014



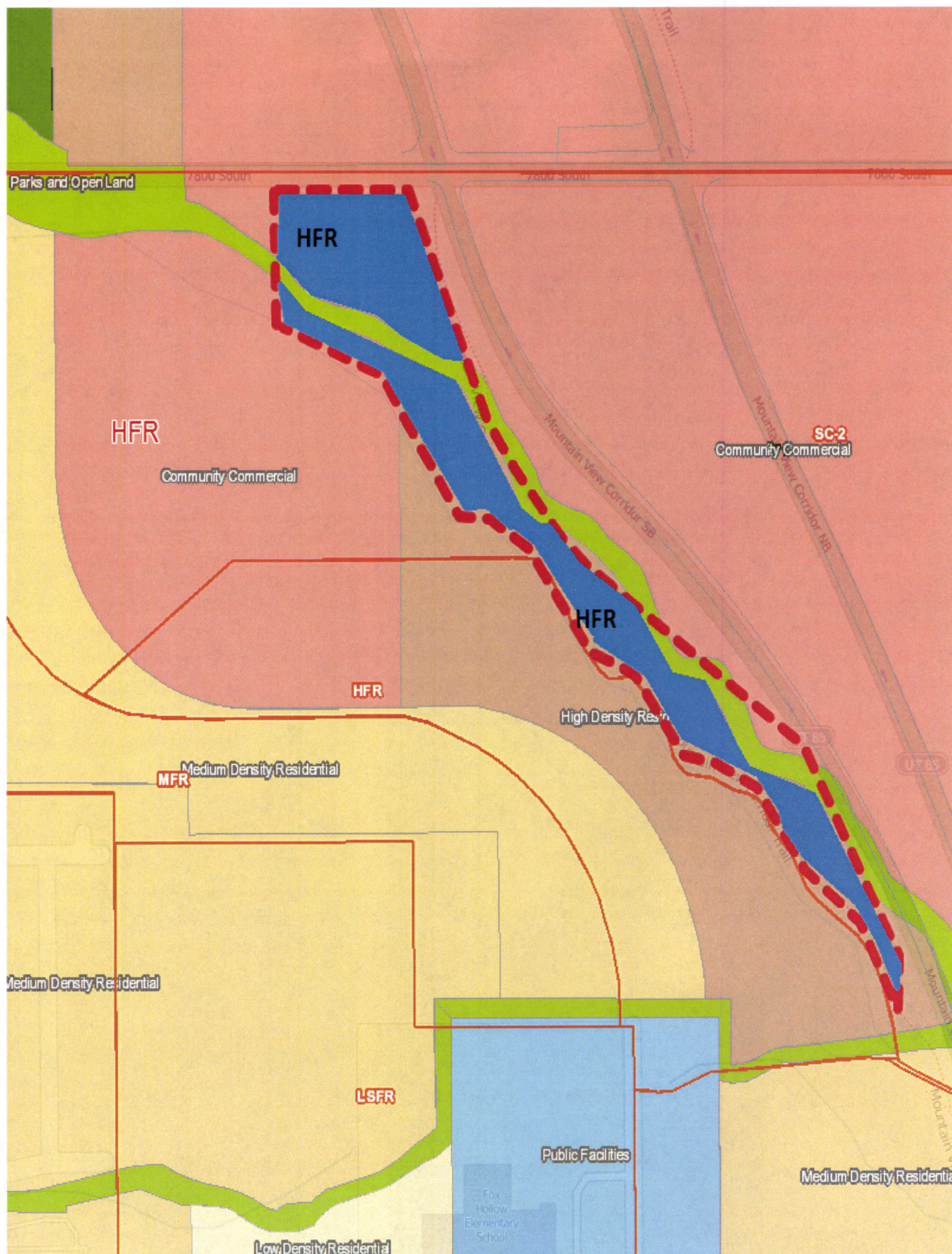

NOTARY SIGNATURE

THIS IS NOT A STATEMENT BUT A "PROOF OF PUBLICATION"
PLEASE PAY FROM BILLING STATEMENT



Current Future Land Use Map

Exhibit B



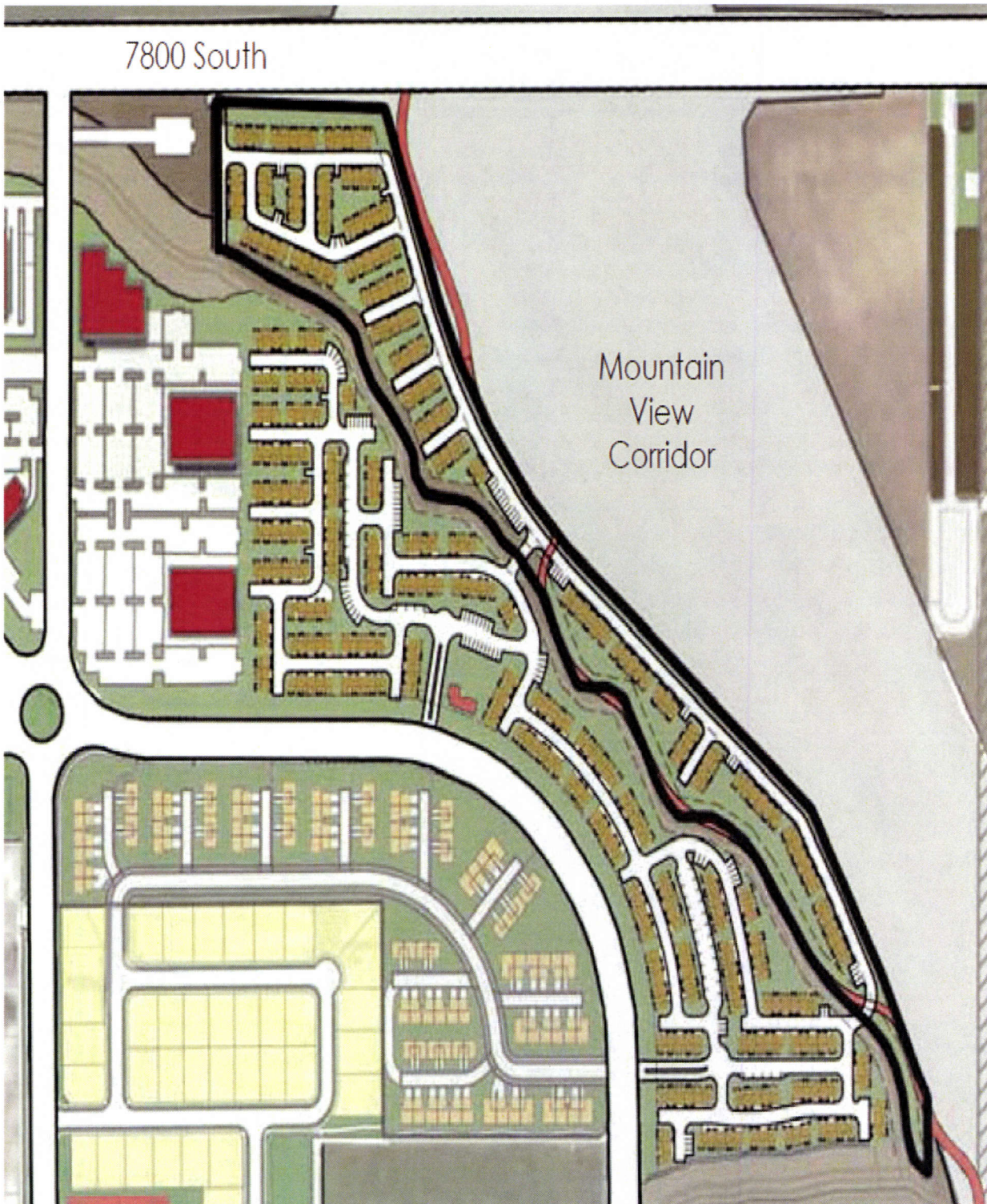
Proposed Amendment Area

Exhibit C



Aerial Map

Exhibit D



Conceptual Site Plan

Exhibit E



CITY OF WEST JORDAN COMMUNITY DEVELOPMENT APPLICATION

8000 South Redwood Road
(801) 569-5180

*2035200023
Sidwell # 2035100017 Acreage 8.33 AC Lots: _____ Zoning: WSPA

Project Location: 7800 South & Mountain View Corridor

Project Name: Gladstone Place

Type of Application: ☐ Subdivision ☐ Conditional Use Permit
☐ Site Plan ☒ General Land Use Amendment
☐ Rezone ☐ Agreement
☐ Condominium ☐ Other _____

Applicant: Richard Welch Company: Garbett Land Investments, LC

Address: 273 N. East Capitol Street

City: SLC State: UT Zip: 84103

Telephone: Office: 801-456-2430 Cell: 801-580-2460

Email: Rich@garbettehomes.com

Property Owner: Canyon Ranches LC & Doves Landing LC

Address: 225 S. 200 East

City: SLC State: UT Zip: 84111

Telephone: Office: 801-532-2233 Cell: _____

Email: _____

Engineer: Ron Paul Company: FOCUS ENGINEERING

Address: 502 W. 8360 S.

City: Sandy State: UT Zip: 84070

Telephone: Office: 801-352-0075 Cell: 801-842-6046

Email: Von@focusutah.com

Architect: _____ Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: Office: _____ Cell: _____

Email: _____

SIGNATURE: [Signature] DATE: 4/2/2014

Project #:	Date:
Received By: ODA _____ PLANNING _____ ENGINEERING _____	

Revised 9/1/11

Application

Exhibit F

Please find attached Applicant's Narrative on the following pages

Exhibit G Applicant's Narrative

April 8, 2014

West Jordan City Staff
8000 South Redwood Road
West Jordan, Utah 84008

Dear West Jordan City Council and Staff,

Attached is our application to change the General Plan Map designation and Zoning Ordinance Map designation for property located at 7800 South and Mountain View Corridor. The specific proposal is to amend the General Plan Map for this property from Community Commercial to Very High Density Residential. And to amend the Zoning Ordinance Map for this property from Community Shopping Center Zone (SC-2) to WSPA-HFR. The property is more specifically identified as Assessor's parcel numbers—20-35-100-0017 and 20-35-200-023.

The subject property is currently owned by UDOT and is under purchase agreement to Peterson Development and in turn is part of a project that will be jointly developed by Peterson and Garbett. The purpose of this master plan and rezone amendment application is to take a property that is highly unproductive as a commercial property because of its shape and location and combine it with the residential property on its eastern boundary to make a much improved residential development. However; the biggest community benefit is the improvement to public safety that the rezoning will allow. The Clay Hollow wash is currently as deep as 60 feet deep along this section of the wash, with very steep banks. For some distance the new UDOT pedestrian trail runs very near the wash. UDOT has indicated that they do not have an interest in paying for their share of piping and filling in the wash, which would greatly improve the public safety in this area. If Garbett and Peterson acquire the property and add it to the residential project planned on the west boundary of the subject property then the wash will be piped and filled as part of the development of the multi-family residential project we have planned for this location.

A summary of our amendment requests are outlined below; we have also included a detailed explanation of our reasons and justification for requesting the amendments as required in the findings section of your City Ordinances.

Current Land Use	Vacant
Current Land Use Designation	Community Commercial
Proposed Land Use Designation	Very High Density Residential
Current Zoning	Community Shopping Center Zone (SC-2)
Proposed Zoning	WSPA-HFR

We look forward to discussing our proposal with you and respectfully request your positive action on our applications.

Sincerely,

Richard Welch
Garbett Homes
VP

GENERAL PLAN MAP and ZONING MAP AMENDMENT

8.34 Acres

Current Zone

SC-2 - Community Shopping Center

Proposed Zone

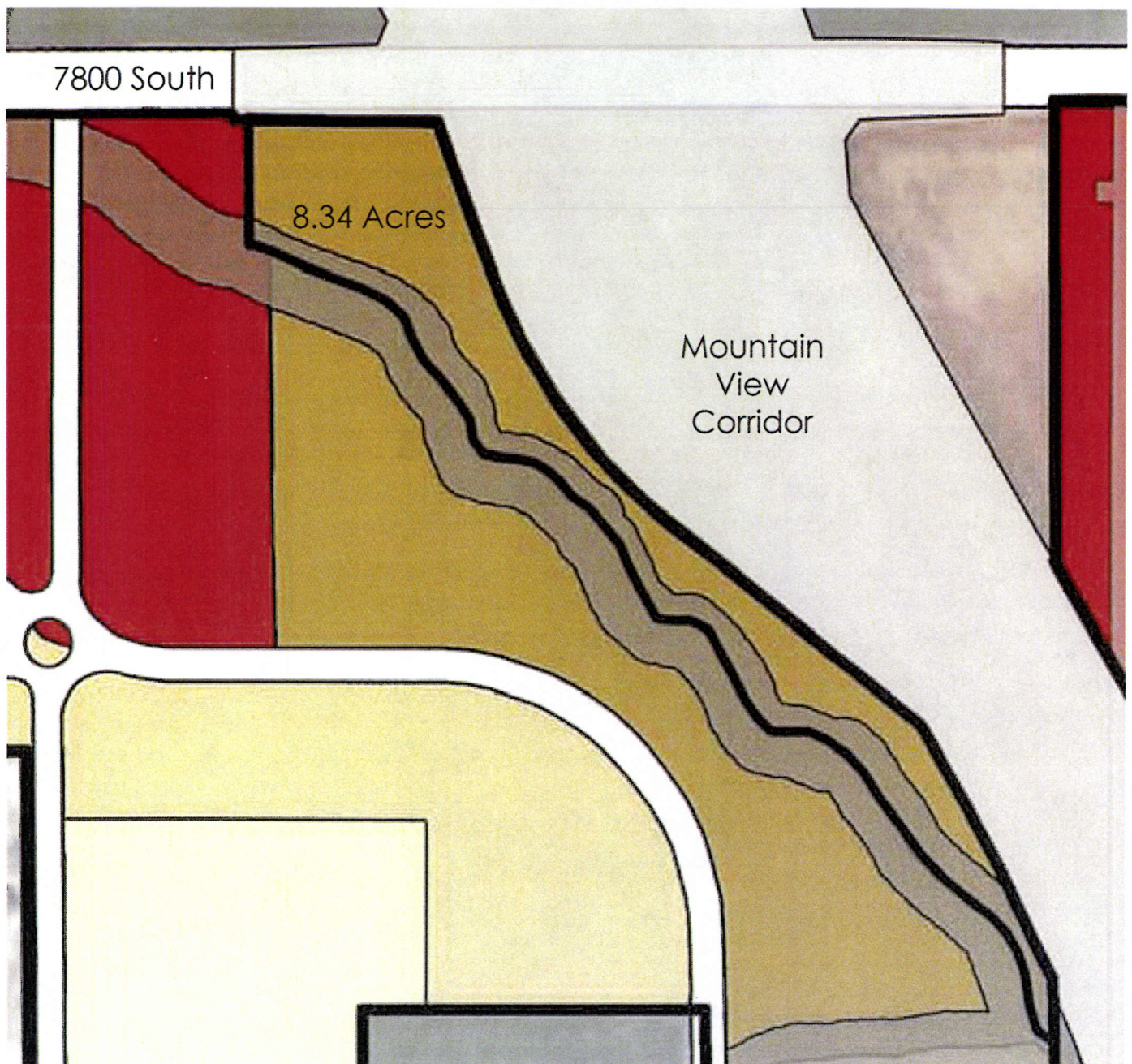
WSPA-HFR (High Density, Multi-Family Residential)

Current General Plan Map Designation

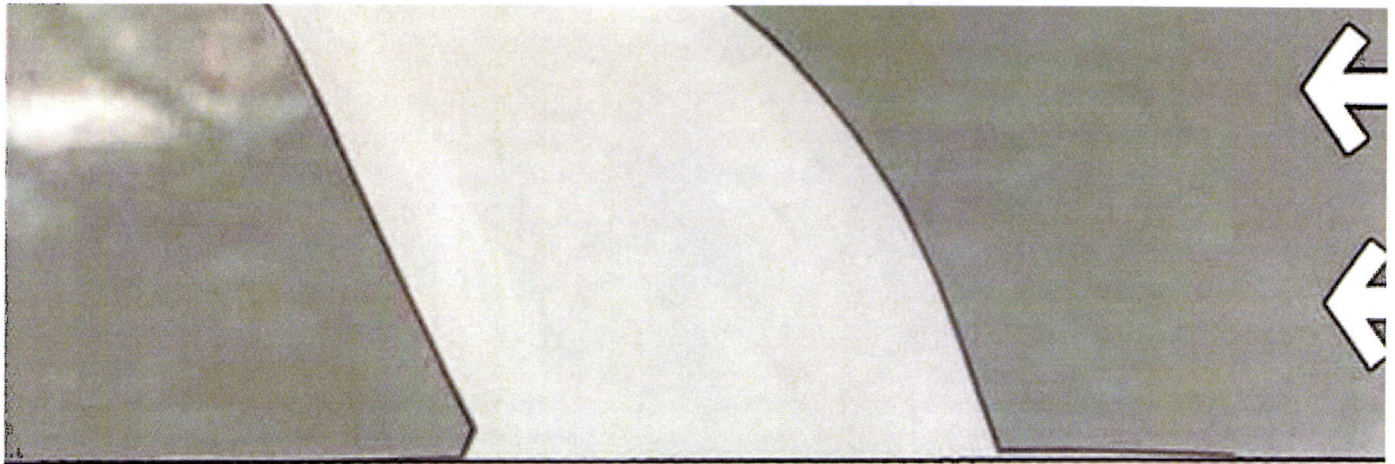
Community Commercial

Proposed General Plan Map Designation

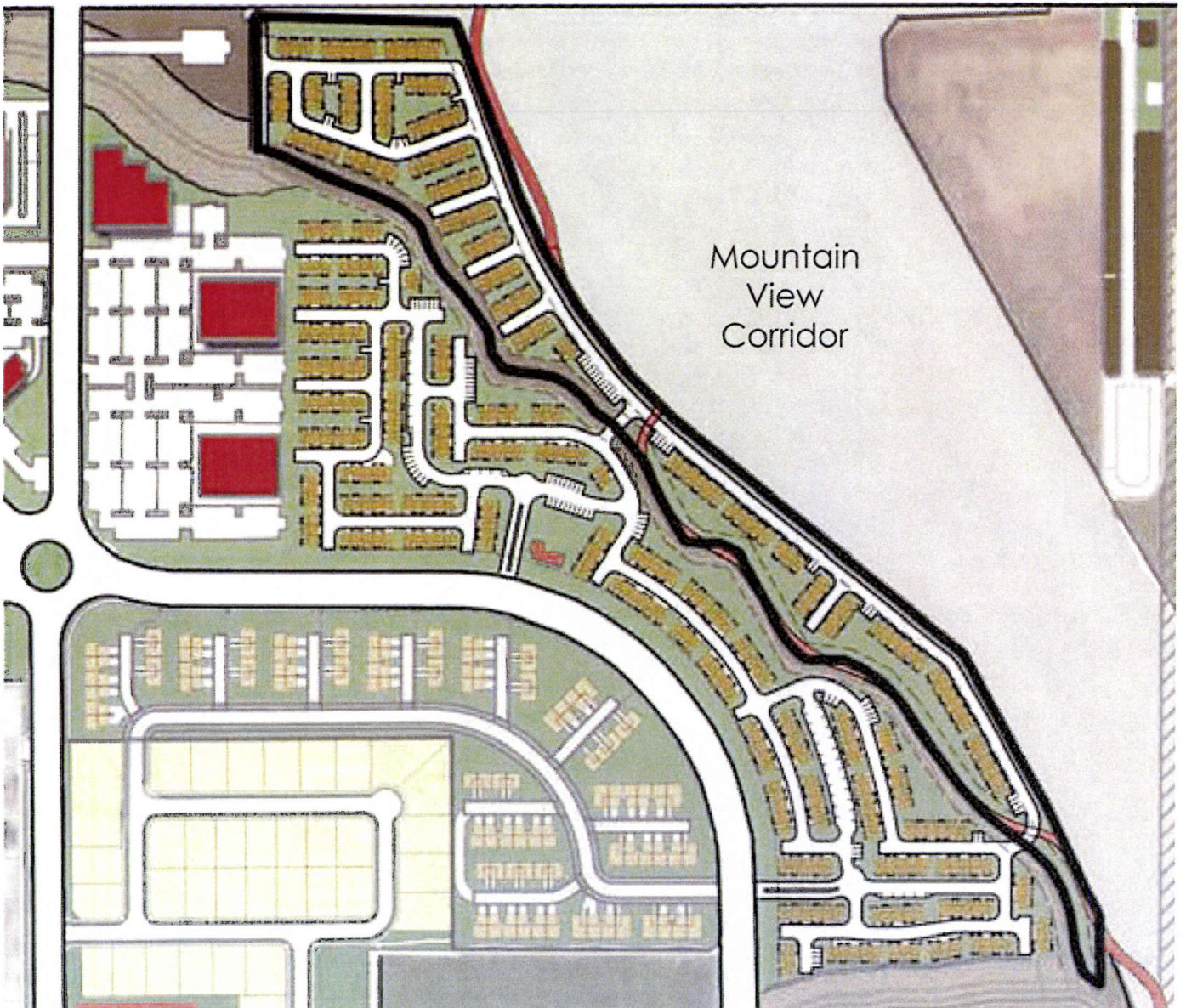
Very High Density Residential



GENERAL PLAN MAP and ZONING MAP AMENDMENT CONCEPTUAL PLAN



7800 South



Reason and Justification for General Plan Map Amendment from Community Commercial to Very High Density Residential for approximately 8.34 acres of property located at 5700 West and 7800 South, West Jordan, Utah

A. The proposed amendment conforms to and is consistent with the adopted goals, objectives and policies set forth in the city general plan;

The Highland Master Planned Community approved and adopted by West Jordan City is in conformance with the City's goals, objectives and policies of the City general plan. As set forth below, the proposed amendment corrects an unforeseen result of the introduction of the Mountain View Corridor into the Highland Master Planned Community; therefore, this amendment, which improves the Highland Master Plan, will also be deemed to be consistent with the same goals, objectives and policies that were accomplished when the Highland Master Plan was adopted.

B. The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment;

The subject property is approximately 8.33 acres located adjacent to the new Mountain View Corridor. The Mountain View Corridor runs on the east side of the property over its entire length; Clay Wash is the west boundary of the property. The property also has frontage on 7800 South Street.

The property is very long and narrow; approximately 2200 feet long from north to south and very narrow for most of its length. The narrowest point is approximately 40 feet wide; there are several points along the property that are less than 100 feet wide and for all but the north end of the property near 7800 South, the property is less than 160 feet wide. As a commercial land use, the subject property is isolated and sandwiched in between the new Mountain View Corridor and the adjacent residential zone. Due to the long narrow configuration of the subject property it is unrealistic to configure a successful commercial development on this property. Commercial development property generally needs to be rectangular in shape to accommodate larger commercial buildings, parking and traffic circulation.

The subject property is a part of the approved Highland Master Planned Community which includes a plan to have future land uses in this northwest corner of the intersection of the Mountain View Corridor freeway and 7800 South Street for both community commercial and very high density residential (apartment). As the time of adoption of the Highlands Master Plan we did not foresee that the subject property would be a remnant property cut off from the surrounding commercial property by the Mountain View Corridor freeway alignment. The Clay Wash further isolates the subject property. In our opinion, the only viable use for this property is to make it part of the adjacent housing project rather than leave it as a long unusable peninsula of commercial property.

C. The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity;

Adjacent to the subject property on its west boundary is an area of Very High Density Residential. Amending the General Plan Map to change the subject property to Very High Density Residential and incorporating it into the boundary of the adjacent residential land use is an excellent match and greatly improves the likelihood of the development of this unusually shaped property. A higher density residential development is also compatible with the Community Commercial land uses planned in the area and complies with the HFR description in the WSPA Zoning Ordinance which states:

"HFR (High Density, Multi-Family Residential) Zone: The high density, multi-family residential zone is established to promote an attractive setting for high density, multi-story and multi-family structures developed in a compact manner with large areas dedicated for open space. This zone is intended to be applied to areas that are adjacent to higher intensity uses such as commercial nodes and major roadways. The objective of this zone is to allow for structures with higher residential densities, located in areas convenient to shopping and employment centers, which serve economic and social demands not adequately served in lower density zones. This HFR zone shall encourage attractive, walkable multi-family developments that provide for large amounts of open space and promote multimodal design elements."

The change to Very High Density Residential will also bring the existing pedestrian trail through this section of the City into a much more inviting environment as opposed to being next to the backs of commercial buildings (assuming a commercial use on the narrow land can even be developed). Pulling the trail into a residential development will mean additional landscaping around the trail; and residents who live in the area will be keeping their eyes on the trail for additional safety.

D. The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity;

This proposed General Plan Map Amendment provides a variety of improvements to the overall land use pattern in the area. These include: the subject property is not conducive to commercial development because of its shape and narrow dimensions. As a result, it is likely to remain undeveloped indefinitely. This will detract from the general aesthetics of the area. The additional residents that this land use change brings to this part of the City will help support the community commercial development planned for the area around the intersection of 7800 South and the Mountain View Corridor. A vibrant commercial center in this area of the City will provide important services to many more residents in the City than just those moving to the subject property.

E. The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger

and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change; and

As stated above, the proposed amendment provides for a more desirable land use pattern for this area immediately adjacent to the freeway. In addition, Focus Engineering has worked with the City Staff and has completed the analysis to show that there is sufficient capacity in the City's utility systems to support the residential units that would be developed as a result of this General Plan Amendment.

Perhaps the most important benefit to the neighborhood and community as a whole is the improvement to the safety of pedestrians along the Clay Hollow Wash trail. Currently the wash from 7800 South to the south end of the subject property is very deep—approximately 60' deep in sections; the wash is narrow and as a result the sides of the wash are very, very steep. We have determined that to make the subject property developable, the wash must be piped. Without piping the wash the additional property needed to convert the current very steep walls of the wash to a safer 3 to 1 slope will leave an unacceptable amount of property for development on either side of the wash. By amending the General Plan Map to make the future land use of the subject property Very High Density Residential and making it part of the proposed housing project adjacent to the subject property on the west side of Clay Hollow Wash the economics will work to justify the extra cost of piping the wash in this section of the City. An enclosed wash without a 60 foot drop down steep side slopes will be much safer for the residents of West Jordan City.

F. The proposed amendment is consistent with other adopted plans, codes and ordinances. (2009 Code; amd. Ord. 11-35, 11-22-2011; Ord. 13-33, 11-13-2013)

The proposed General Plan Map amendment meets the findings of the Municipal Code by improving the configuration of the commercial and higher density residential zones that are planned for this section of the Highland Master Planned Community.

Reason and Justification for Zone Change and Manner in Which a Proposed Zone Map Change Would Further Promote the Objectives and Purposes of the West Jordan Municipal Code and General Plan

1. The proposed amendment is consistent with the purposes, goals, objectives and policies of the adopted general plan;

The public purpose of the proposed zone change on the subject property is to create better land use by changing the subject property from Community Commercial to WSPR-HFR. This improves land use in this location of the Highlands Master Planned Community because the subject property is long and very narrow in shape and is isolated or sandwiched in between the Mountain View Corridor and the residential zone on the west side of the subject property. It is not practical to develop a commercial project on the subject property due to its location and shape. Combining the subject property with the adjacent residential zone will be a better land use. Another benefit from adopting the proposed amendment is that it greatly increases the likelihood that Clay Wash will be piped through this section which will greatly increase safety to community residents and pedestrians of West Jordan City.

2. The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties;

Adjacent to the subject property on its west boundary is an area of Very High Density Residential. Amending the General Plan Map to change the subject property to Very High Density Residential and incorporating it into the boundary of the adjacent residential land use is an excellent match and greatly improves the likelihood of the development of this unusually shaped property. A higher density residential development is also compatible with the Community Commercial land uses planned in the area and complies with the HFR description in the WSPA Zoning Ordinance which states:

"HFR (High Density, Multi-Family Residential) Zone: The high density, multi-family residential zone is established to promote an attractive setting for high density, multi-story and multi-family structures developed in a compact manner with large areas dedicated for open space. This zone is intended to be applied to areas that are adjacent to higher intensity uses such as commercial nodes and major roadways. The objective of this zone is to allow for structures with higher residential densities, located in areas convenient to shopping and employment centers, which serve economic and social demands not adequately served in lower density zones. This HFR zone shall encourage attractive, walkable multi-family developments that provide for large amounts of open space and promote multimodal design elements."

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developed). Pulling the trail into a residential development will mean additional landscaping around the trail; and residents who live in the area will be keeping their eyes on the trail for additional safety.

3. The proposed amendment furthers the public health, safety and general welfare of the citizens of the city;

This proposed Zoning Map Amendment provides a variety of improvements to the overall land use pattern in the area. These include: the subject property is not conducive to commercial development because of its shape and narrow dimensions. As a result, it is likely to remain undeveloped indefinitely. This will detract from the general aesthetics of the area. The additional residents that this land use change brings to this part of the City will help support the community commercial development planned for the area around the intersection of 7800 South and the Mountain View Corridor. A vibrant commercial center in this area of the City will provide important services to many more residents in the City than just those moving to the subject property.

Perhaps the most important benefit to the neighborhood and community as a whole is the improvement to the safety of pedestrians along the Clay Hollow Wash trail. Currently the wash from 7800 South to the south end of the subject property is very deep—approximately 60' deep in sections; the wash is narrow and as a result the sides of the wash are very, very steep. We have determined that to make the subject property developable, the wash must be piped. Without piping the wash the additional property needed to convert the current very steep walls of the wash to a safer 3 to 1 slope will leave an unacceptable amount of property for development on either side of the wash. By amending the General Plan Map to make the future land use of the subject property Very High Density Residential and making it part of the proposed housing project adjacent to the subject property on the west side of Clay Hollow Wash the economics will work to justify the extra cost of piping the wash in this section of the City. An enclosed wash without a 60 foot drop down steep side slopes will be much safer for the residents of West Jordan City.

4. The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways;

As stated above, the proposed amendment provides for a more desirable land use pattern for this area immediately adjacent to the freeway. In addition, Focus Engineering has worked with the City Staff and has completed the analysis to show that there is sufficient capacity in the City's utility systems to support the residential units that would be developed as a result of this General Plan Amendment.

The proposed zoning amendment will convert 8 acres of community commercial to higher density residential. This as the potential to change the impacts on the community and public

facilities; for example multi-family residential generates significant less traffic than a shopping center, therefore the proposed change would decrease the traffic impact on the local roads. With regard to the impact on schools and other public facilities; the following data is helpful:

Highlands West Villages	No. of Units Allowed	Approved or Proposed
Creekside	90	76—Actual Approved
Gladstone	283	377--Proposed
Broadmeadow	82	69-- Actual Approved
Addenbrook	202	170--Proposed
Englefield Heights	79	66—Actual Approved
Loneview	233	173—Actual Approved
TOTAL	969	931

Based on the expected unit counts from the Highland West Master Plan the proposed change would not increase the impact on the schools and other public facilities beyond the level initially expected when the Highlands West Master Planned Community was approved.

July 15, 2014

Mr. Richard Welch
Garbett Homes
273 N. East Capitol Street
Salt Lake City, UT 84103

RE: Piping Clay Hollow Wash near Gladstone Place

To Whom it May Concern:

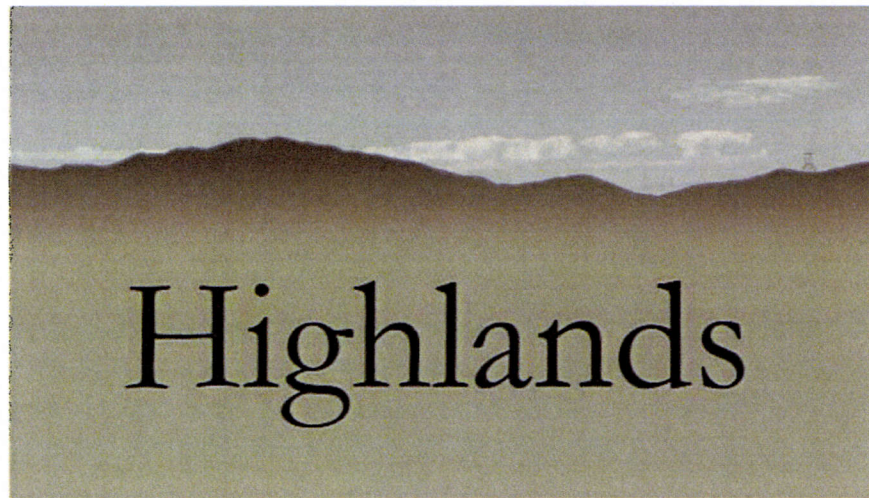
This letter is to inform you that West Jordan City accepts the premise that Clay Hollow Wash may be piped in the general location of Gladstone Place in accordance with City Code 8-2-5:A. The final design for this alteration has not yet been submitted or reviewed by city staff. Acceptance for piping the wash is theoretical in nature based upon conceptual drawings and written explanation provided by the applicant.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nathan Nelson', with a long horizontal stroke extending to the right.

Nathan Nelson, P.E.
City Engineer
NN/tj
Cc: File

Please find attached on the following pages the Highlands Master Plan



HIGHLANDS MASTER DEVELOPMENT PLAN

SEPTEMBER 26, 2012

PREPARED BY:

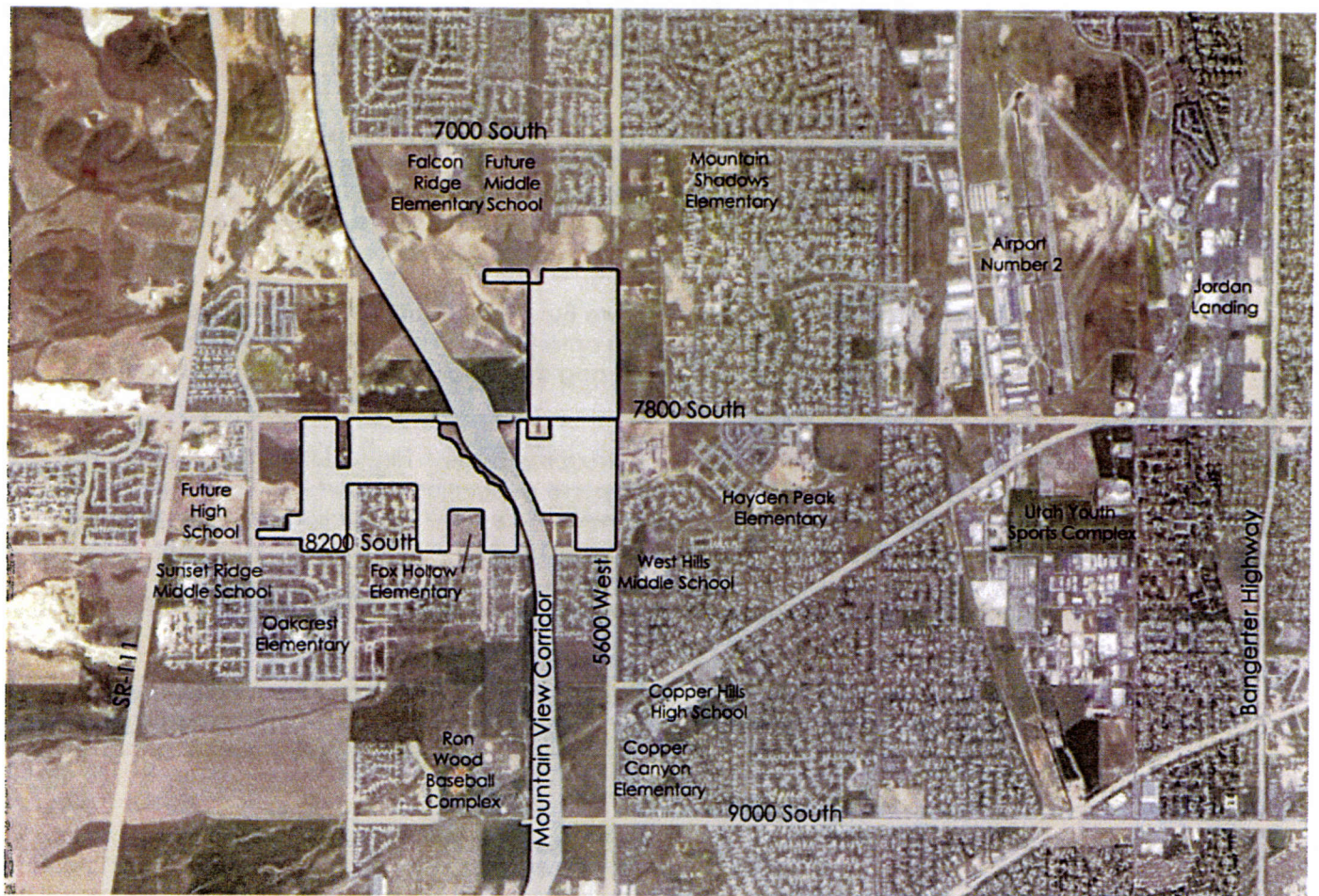
Peterson Development

HIGHLANDS DEVELOPMENT PLAN

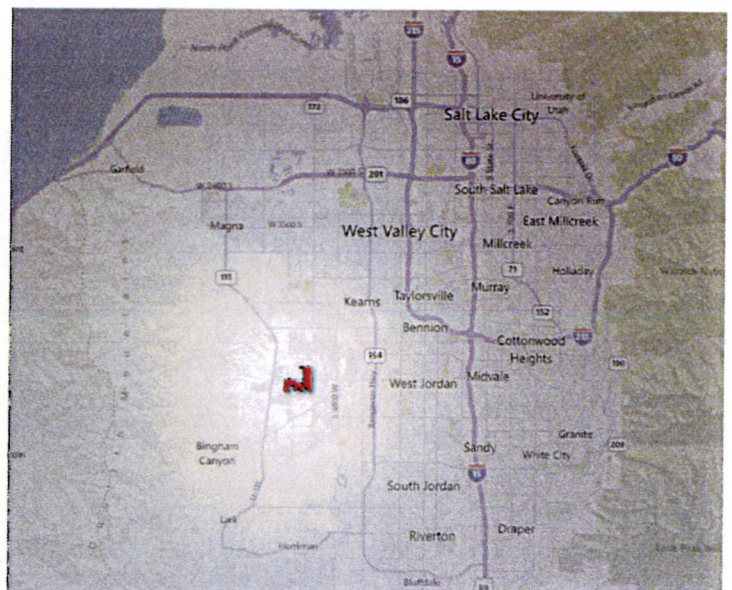
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LOCATION MAP



Project Boundary



Regional Context

INTRODUCTION

The Highlands is a Master Planned Community located within the western portion of West Jordan, Utah not far from the eastern slope of the Oquirrh Mountains. The Highlands name stems from the gently rolling hills of agricultural land that comprise this project.

The Highlands is approximately 370 acres and contains 3 distinct communities that are delineated by the major roads that provide access to the site. This project straddles 7800 South and the Mountain View Corridor (MVC), which is currently under construction. The MVC has played a large role in the placement of land use and overall road structure in this project. Highlands North lies north of 7800 South, Highlands East lies south of 7800 South and east of MVC. Highlands West lies south of 7800 South and west of MVC.

Another major element that influences this project is the future Bus Rapid Transit (BRT) line that will run along 5600 West, the eastern boundary of this project. With access onto the MVC on 7800 South and a transit line on 5600 West, this project holds key elements necessary for a strong and viable commercial center and Transit Oriented Development.

The residential element of the Highlands is diversified throughout the project. Higher intensity residential is placed close to commercial and to the BRT to create a walkable population support for these uses. The residential intensity decreases radially from the commercial centers. A range of residential intensities allows for a strong mix of residents in different stages of life in this project.

The conceptual site plan for the Highlands was reviewed by West Jordan City Staff and the Planning Commission in May 2011.

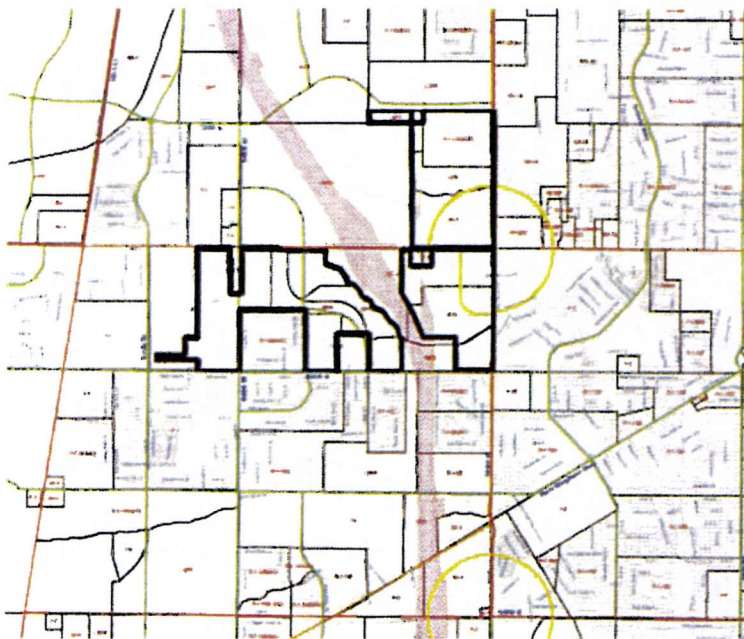
The Highlands Development Plan will serve as a guiding document or master plan for the development of the overall community. The number of residential units proposed by this Master Plan will be established by the buy-up program as each Village Preliminary Development Plan is approved. Density buy-ups are not approved, vested, or ratified through this plan.

The Highlands Master Development Plan is based upon the West Side Planning Area, Section 13-5J-2 or the West Jordan municipal code adopted by ordinance # 06-50, 12-12-2006. Conceptual building footprints and locations associated with this plan are conceptual in nature; actual siting of improvements and structures will be ratified at the time of approval of each Village Preliminary Development Plan or each approved phase within each village.

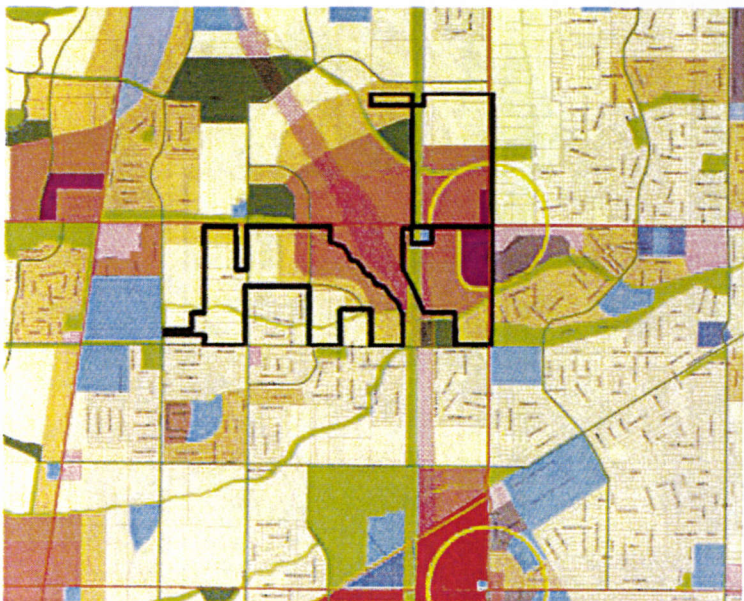


View of Wasatch Mountains

EXISTING ZONING AND LAND USE

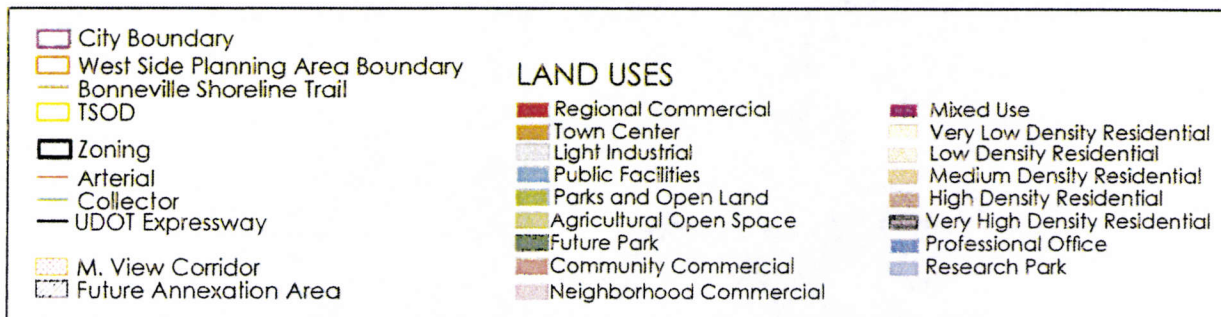


In 2006, City Council adopted the West Side Specific Planning Area (WSPA) which amended the future land use map for land west of 5600 West, including the land within this project. In-depth studies were carried out to ensure that the west side of West Jordan would have a well balanced land use plan that would facilitate long term sustainable growth for current and future residents. In August of 2008, Peterson Development received information about a shift in the preliminary design of the Mountain View Corridor. The new concept had moved the Right-of-way of the future freeway further to the west creating a remnant parcel in an area zoned SC-2. On March 10, 2009 (Ordinance # 09-04), various portions of the Highlands project were redistributed and rezoned to accommodate a better more livable and developable project. The future land use map was also updated on this date. The overall balance of land uses was not changed so as to keep the balance created within the WSPA.












The Highlands consists of a variety of land use and zoning designations. These designations include: Low Density Single Family Residential (LSFR 2.01-4.50 units/acre); R-1-10 D/E(ZC) (10,000 sq. ft. lots with D and E size homes); Medium Density Multi-Family Residential (MFR 4.51-9.0 units/acre); High Density Multi-Family Residential (HFR 9.01-18.0 units/acre); Mixed Use (Transit Station Overlay District); and Community Shopping Center (SC-2). The Transit Station Overlay District (TSOD) boundary for Highlands East was established in conjunction with the rezone on March 10, 2009.

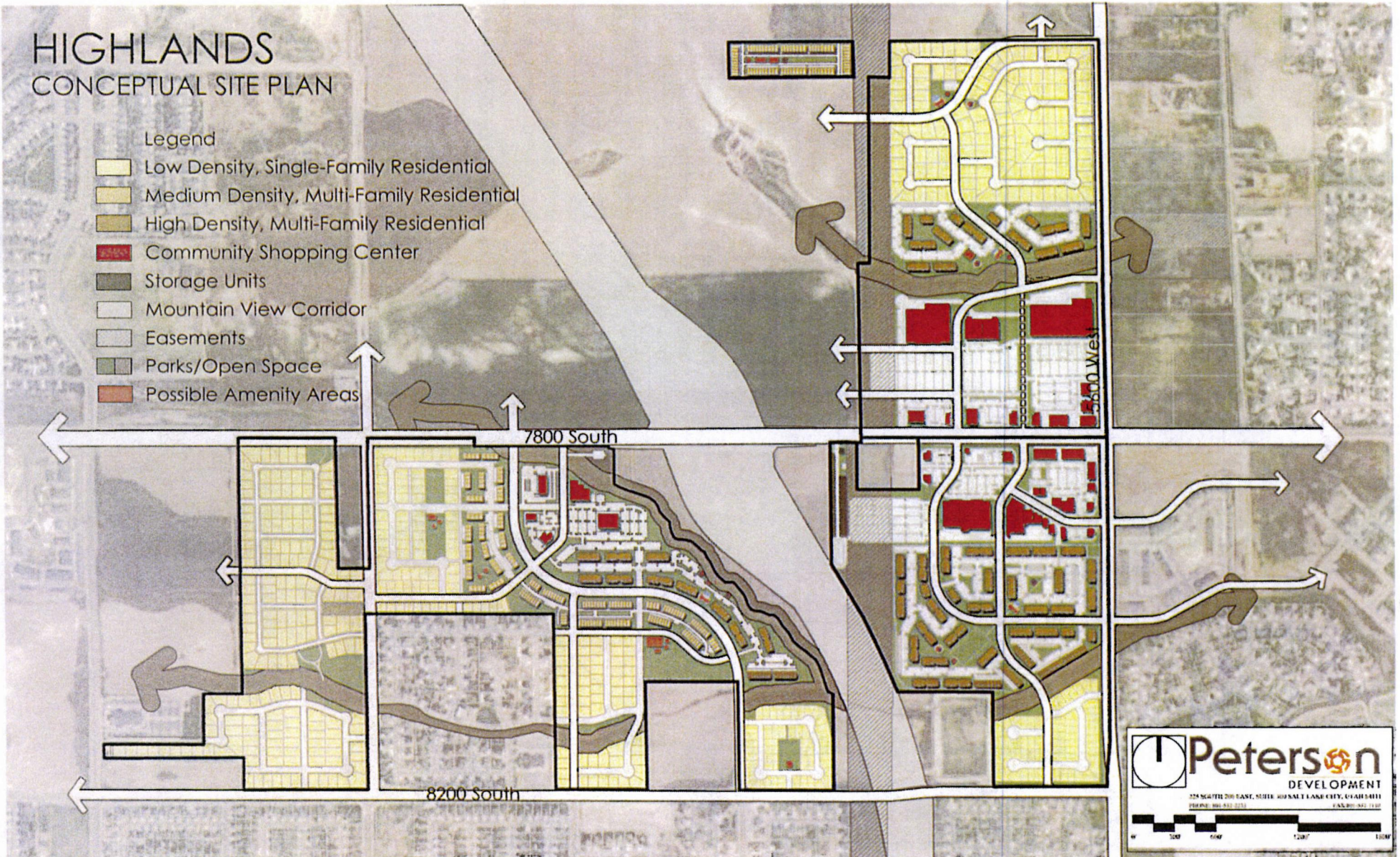
The Existing Land Features Map can be found in Appendix EX-C1.



HIGHLANDS CONCEPTUAL SITE PLAN

Legend

-  Low Density, Single-Family Residential
-  Medium Density, Multi-Family Residential
-  High Density, Multi-Family Residential
-  Community Shopping Center
-  Storage Units
-  Mountain View Corridor
-  Easements
-  Parks/Open Space
-  Possible Amenity Areas



Petersen
DEVELOPMENT

224 NORTH 200 EAST, SUITE 400 SALT LAKE CITY, UTAH 84111
PHONE: 801.433.1231 FAX: 801.433.1100

0 300 600 1200 1500

ROAD CIRCULATION

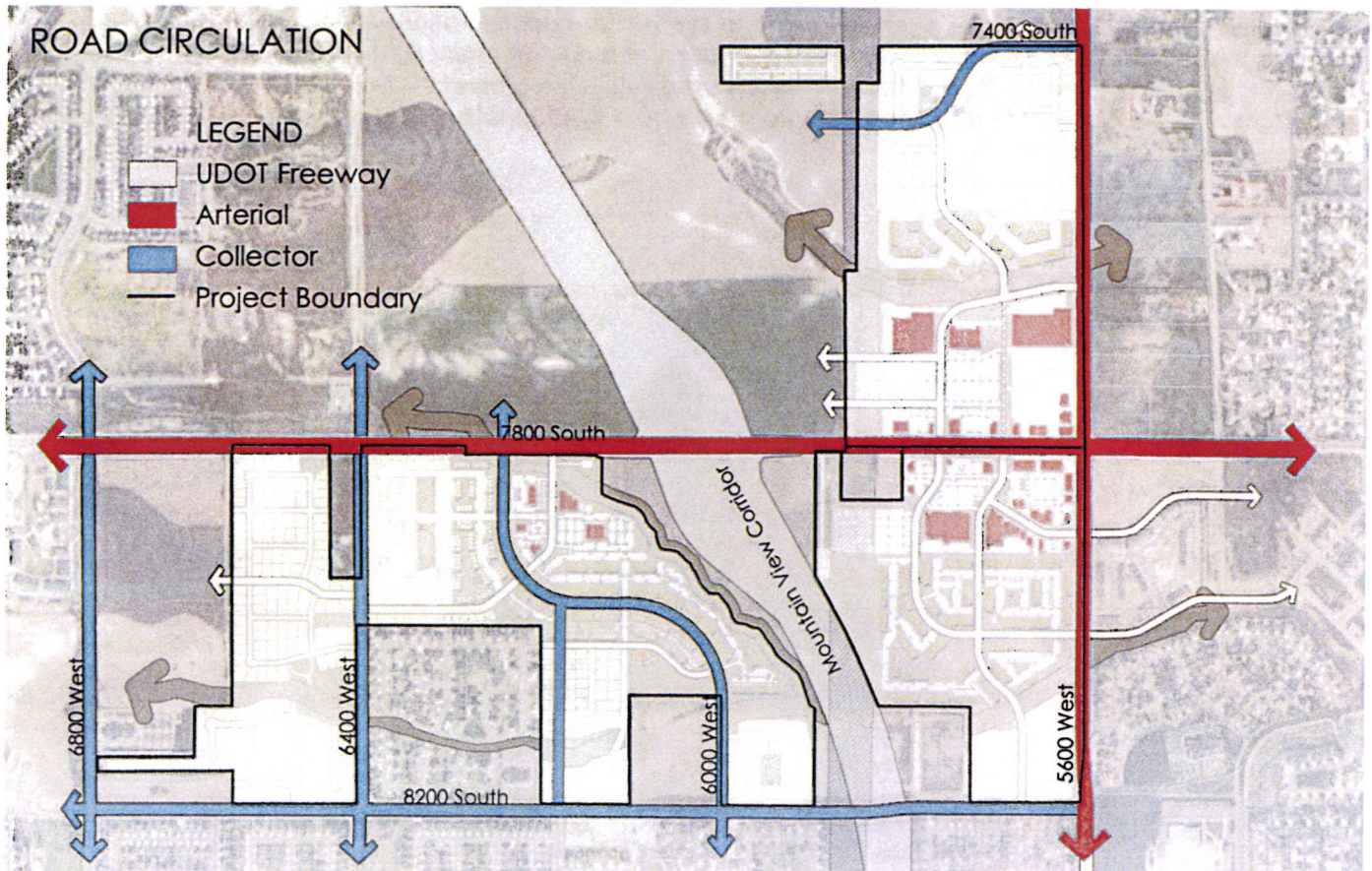
(Street Hierarchy and Cross Sections)



The Highlands is comprised of a hierarchy of streets designed to maximize connectivity between residents and community amenities. Roads are organized by functional class as defined by the City engineering standards. The exhibit below corresponds to the West Jordan City Transportation Master Plan. The following pages contain prototypes of street cross sections.

Rights-of-way comply with City standards. However, in a few specific circumstances some of the rights-of-way for proposed streets have been adjusted, at the City's request, to match the existing pavement configuration.

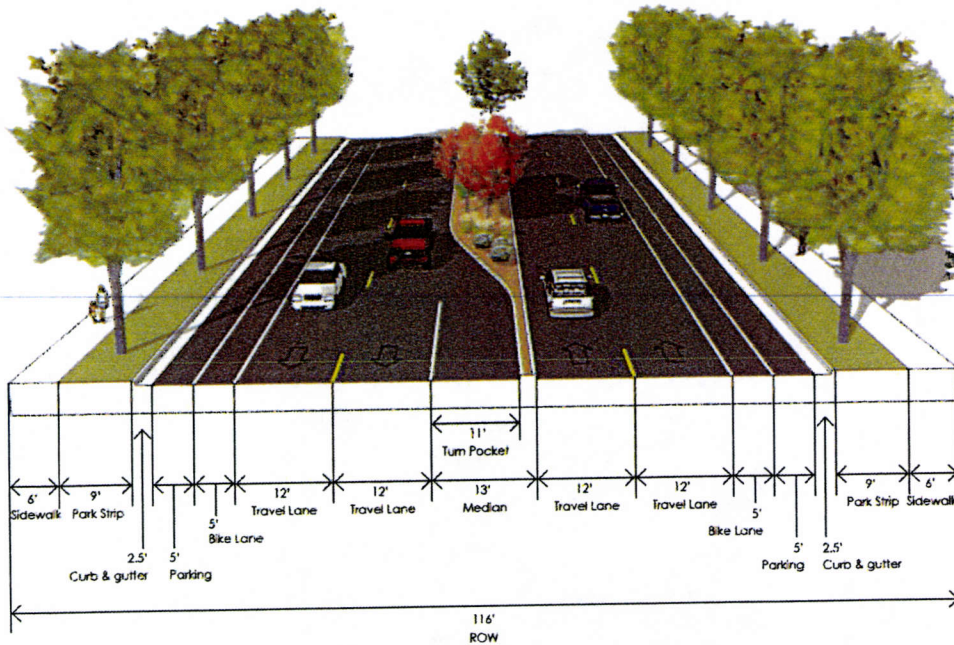
Due to scale the exhibit below only indicates the location of arterial and collector roadways. The location of the residential scale roads are subject to change and will be established at the site plan level. Rights-of-way for both public and private streets are defined by the cross-sections in the following diagrams.



CROSS SECTIONS

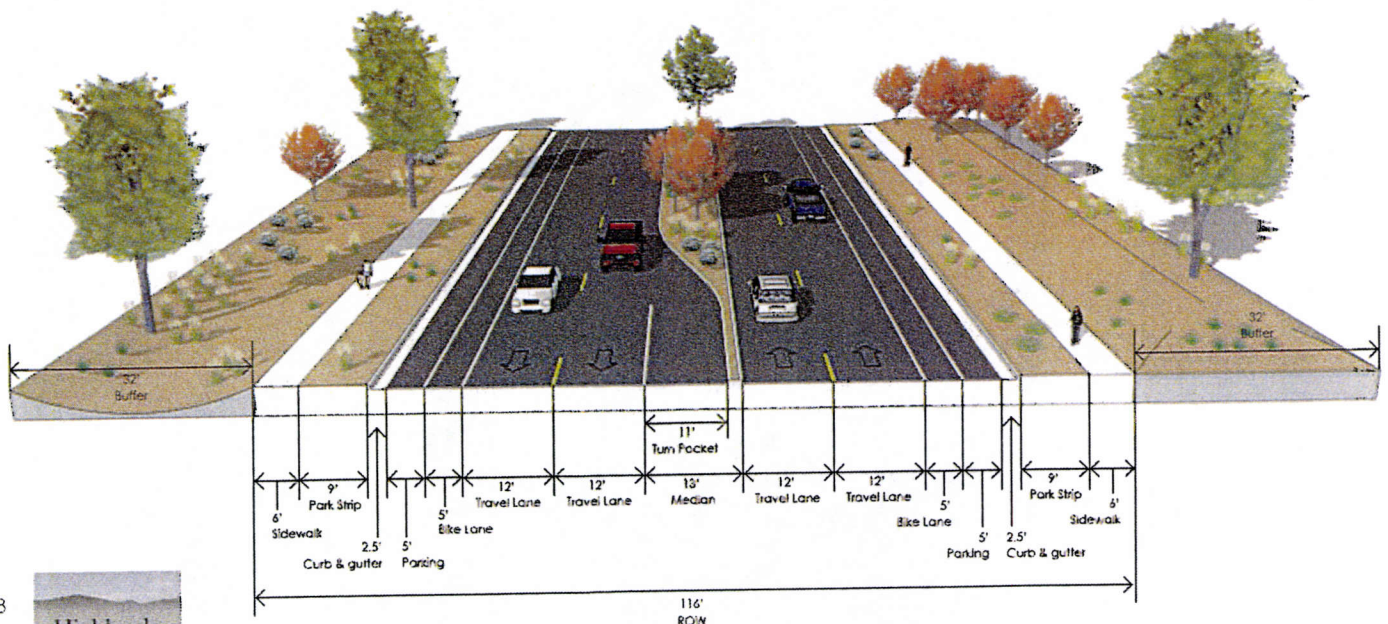
ARTERIAL (STANDARD)

Streetscape concepts are preliminary only and are included to demonstrate a variety of potential applications.

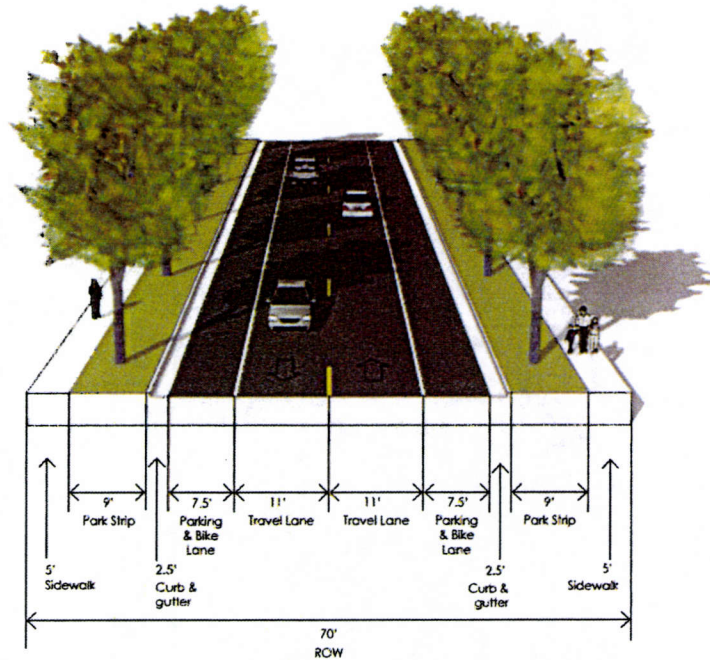


The diagram below demonstrates a potential arterial streetscape configuration with 32' landscape buffers compliant with Sec. 13-5J-6 (item 5: *Provision of a landscape buffer on major right-of-ways, eliminating double-fronting lots*) of the Municipal Code. Buffers may be used within the project in conjunction with the density buy-up program. Landscape buffers may be incorporated where appropriate and in accordance with City Codes and Standards.

ARTERIAL WITH LANDSCAPE BUFFER

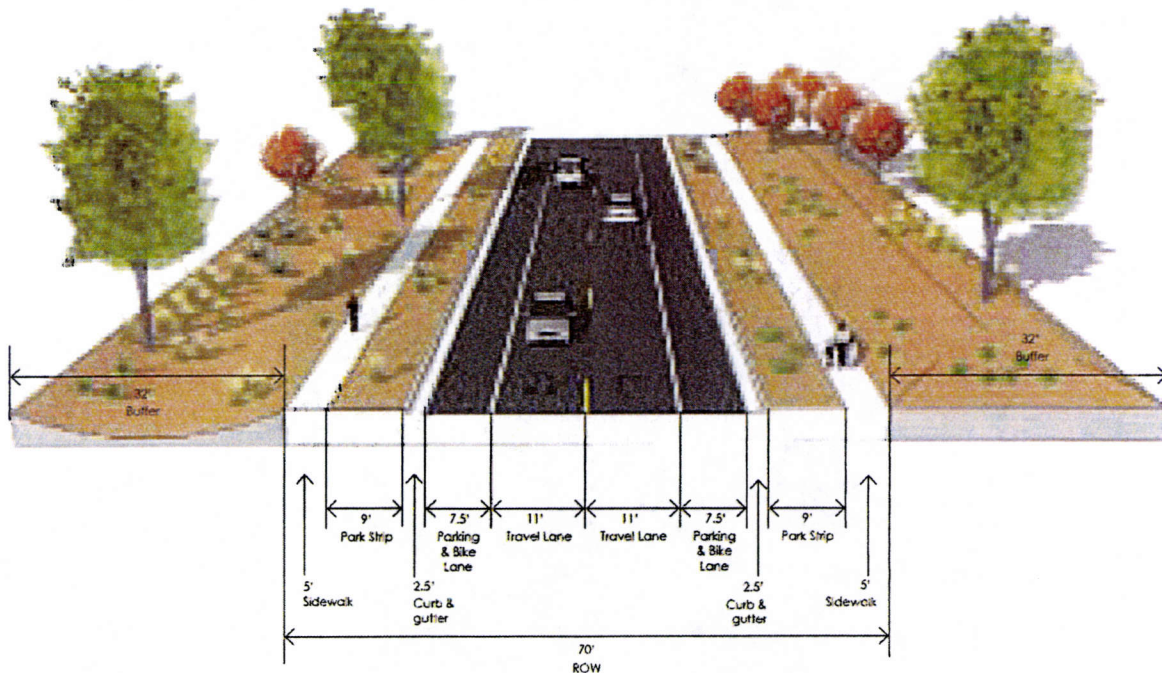


COLLECTOR (STANDARD)



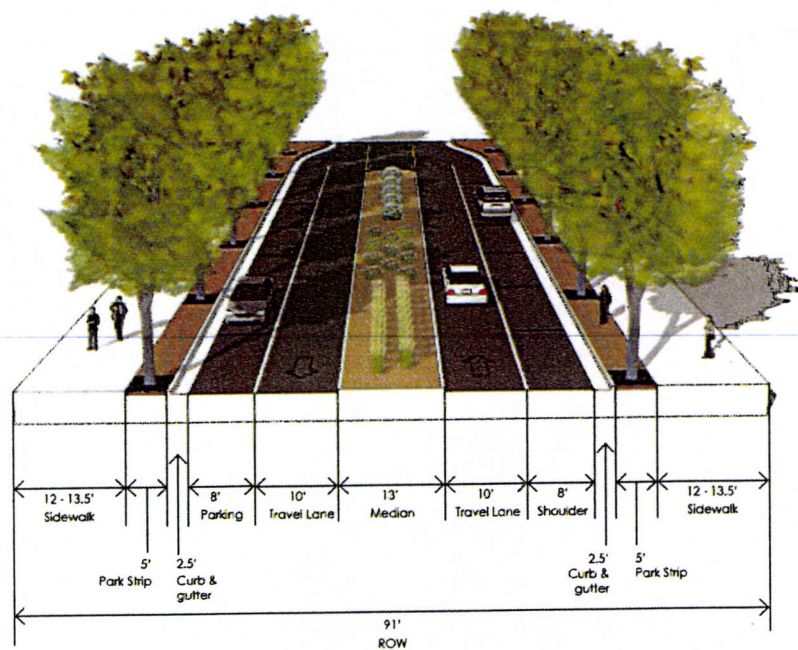
Streetscape concepts are illustrative only and are included to demonstrate a variety of potential applications.

COLLECTOR WITH LANDSCAPE BUFFER

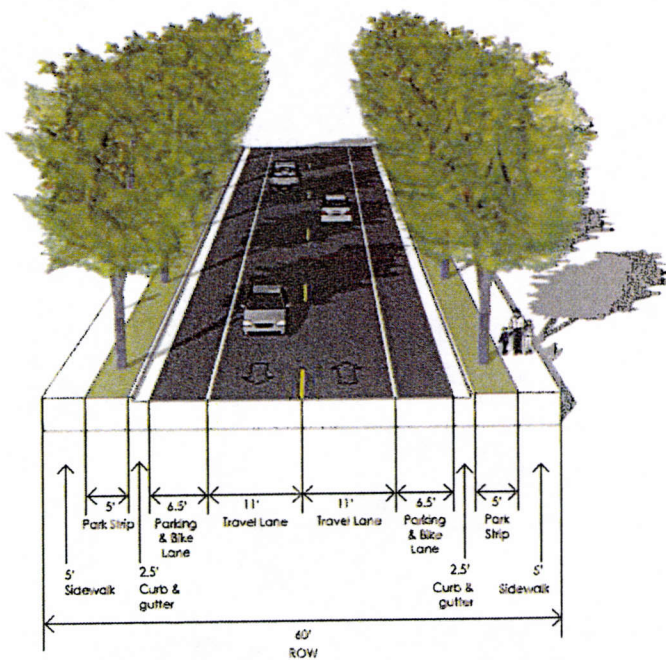


The diagram above demonstrates a potential major collector streetscape configuration with 32' landscape buffers compliant with Sec.13-5J-6 (item 5: *Provision of a landscape buffer on major right-of-ways, eliminating double-fronting lots*) of the Municipal Code. Buffers may be used within the project in conjunction with the density buy-up program. Landscape buffers may be incorporated and in accordance with City Codes and Standards.

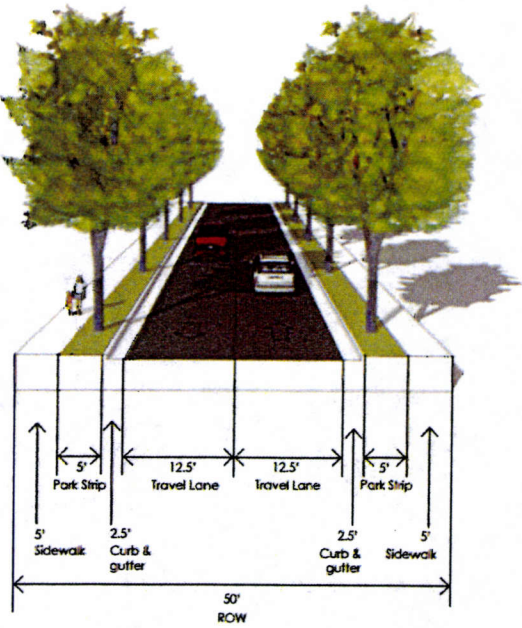
PEDESTRIAN STREET (TRANSIT VILLAGE)



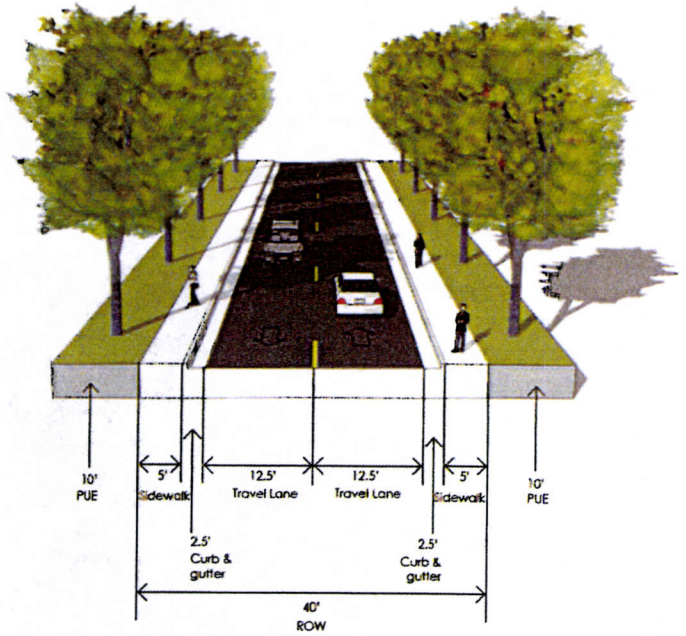
RESIDENTIAL COLLECTOR



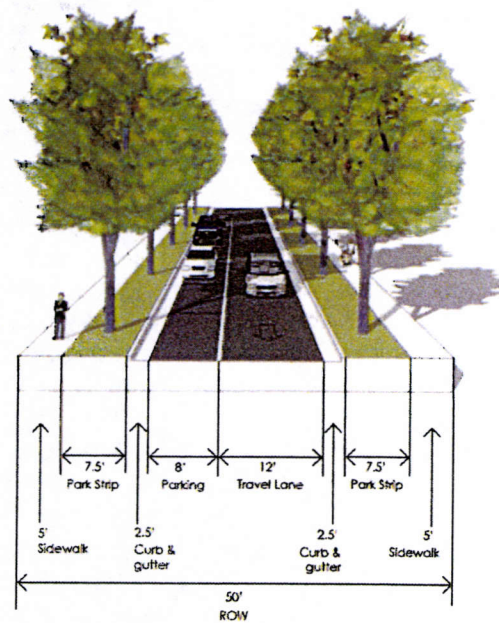
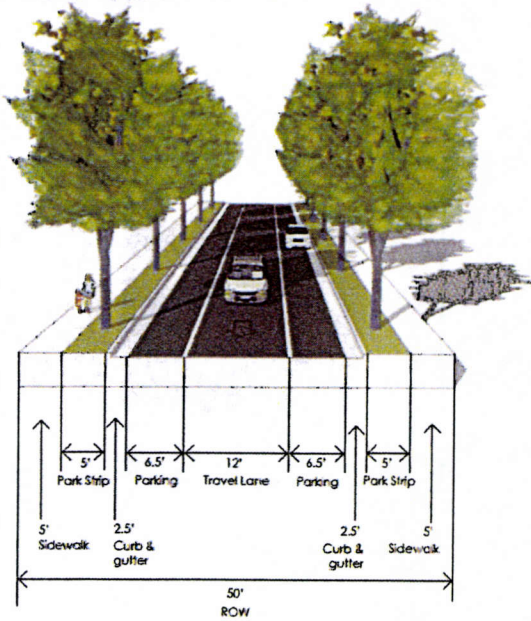
LOCAL STREETS



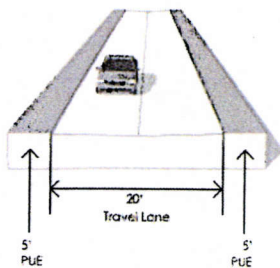
PRIVATE STREETS



ONE-WAY STREETS



ALLEY



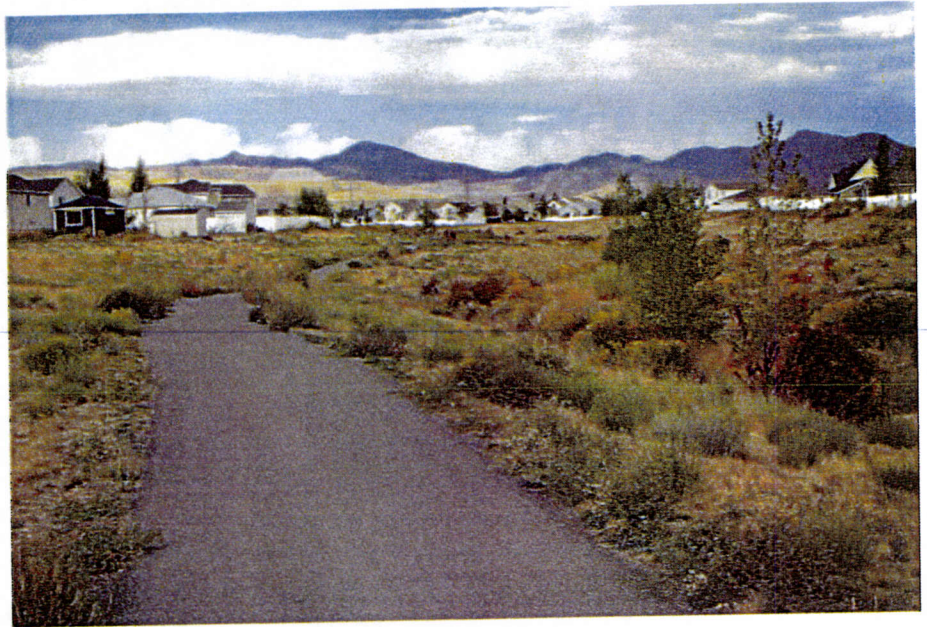
These sample concepts are prototypical only and are included to demonstrate a variety of potential applications.

PEDESTRIAN CIRCULATION

Pedestrian circulation in the Highlands consists of sidewalks adjacent to all streets and a series of off-street trails that parallel the natural creeks that meander through the project. Pedestrians will experience these trails in a predominantly natural environment. The landscape treatment should emphasize low maintenance. It is the intent that these facilities will be dedicated as public trails within the City's required 50' offset from top of bank. Therefore, it is proposed that the City of West Jordan will be responsible for the maintenance of all dedicated public trails within the Highlands.

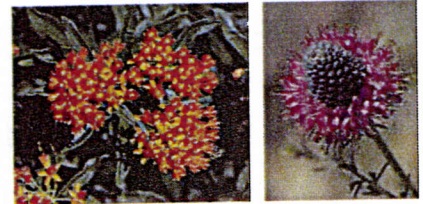
Several measures to ensure pedestrian comfort are provided throughout the Highlands. Small amenitized landscape oasis or "hot spots" are located in areas where the trail intersects with streets. These hot spots may include a bench, trash receptacle with focused irrigated plant material in the immediate vicinity. As dictated in the municipal code the landscape design requires 1 tree per 25 linear feet of trail, and 1 shrub, bush, or perennial flower per 2 linear feet of trail. Clustering of plant material is encouraged. These generation rates for plant material will be respected and concentrated in the hot spot locations. The maintenance of these hot spots will be linked to the HOA adjacent to each particular hot spot.

In addition the code requires that all trees and shrubs shall be of water conserving species that can withstand dry conditions once established. The plant list to determine qualifying plants is the "City of West Jordan Recommended Plant List".

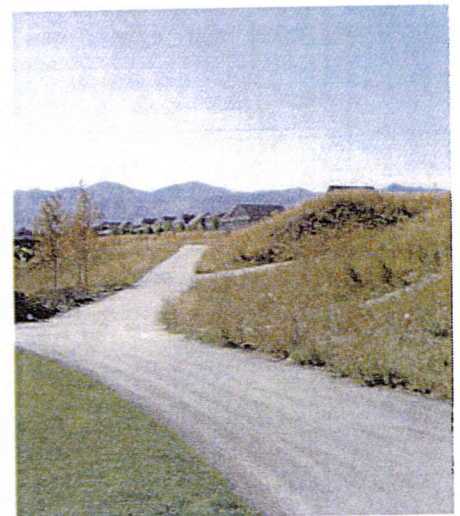


Natural landscape treatment of Midas Creek trail in Herriman, Utah

The other trail system amenity is a proposed trailhead on the 2.63 acre parcel located immediately west of Mountain View Corridor on the south side of 7800 south. This trailhead will be minimalistic in its landscape treatment and provide a handful of parking stalls, a small shade structure with interpretive signage.









Jordan River Parkway Trailhead at 7800 So.

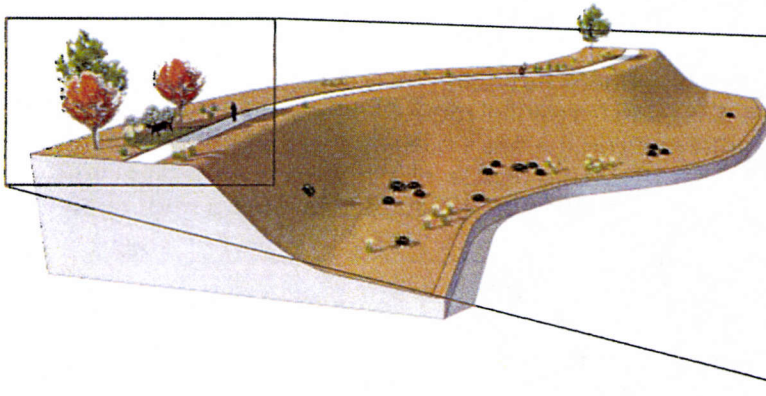
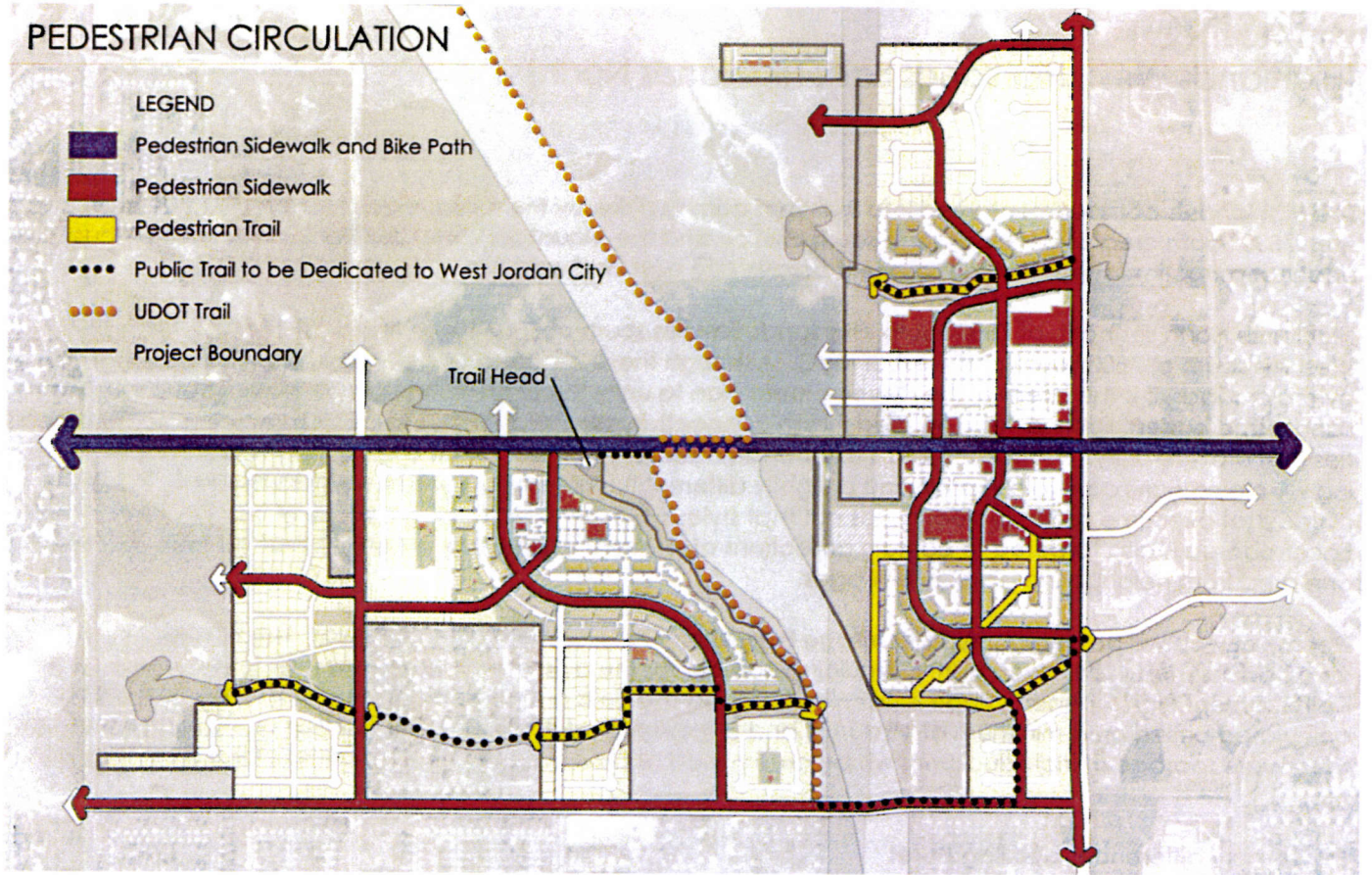


Daybreak Trail System

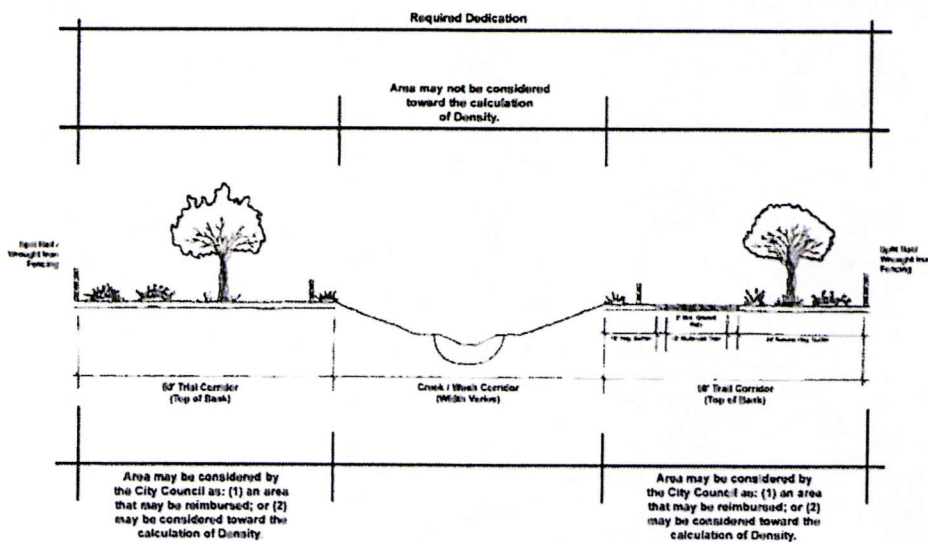
PEDESTRIAN CIRCULATION

LEGEND

-  Pedestrian Sidewalk and Bike Path
-  Pedestrian Sidewalk
-  Pedestrian Trail
-  Public Trail to be Dedicated to West Jordan City
-  UDOT Trail
-  Project Boundary



Pedestrian "Hot Spot"



Landscape concepts and prototypes may and are included to demonstrate a variety of potential applications.

PHASING

(Highlands West, Highlands East, Highlands North)

The Highlands is compartmentalized into 3 distinct communities by the major roads that provide access to the site. 7800 South creates a logical north-south division and the Mountain View Corridor (MVC), which is currently under construction, separates the southern parcels into east and west.

Highlands North lies north of 7800 South, Highlands East lies south of 7800 South and east of MVC. Highlands West lies south of 7800 South and west of MVC. Although these subareas appear geographically separated by major roads, it is the intent of the Development Plan to unify the project through consistent design elements. Landscape buffers, lighting, fencing, pedestrian connectivity and relationship to centralized community amenities that provide unity. That being said it is important that some diversity exist among the 3 communities. Phasing will play a significant role in providing a slightly different flavor from one community to the next. It is anticipated that over time as the project builds out that styles will evolve, producing a sense of architectural diversity. Each subarea is also targeted to contain collections of different community amenities that will help distinguish one area from neighboring Highlands villages.

Density buy-up will be determined per Village Preliminary Development Plan approval. The maximum unit count established in this document is a guiding number for the overall Highlands and may be adjusted- as a Development Plan for each village is submitted. Mixed-use units are restricted to the TSOD area and will be calculated based on a minimum of 15 du/ac and a maximum of 30 du/ac. The number of mixed-use units and the square footage of individual units will be determined at Development Plan submittal of the TSOD villages.

The primary differences by village are:

HIGHLANDS WEST

Highlands West is comprised of 6 residential neighborhoods that surround a small commercial center. Highlands West contains a wide range of densities and residential product types. The majority of this community is low density residential (59%) complimenting the existing residential that exists to the south and within Bloomfield Heights. The hallmark of this village is a high level of access to pedestrian trails and other recreational amenities. Each neighborhood has been designed to provide a small open space area within close proximity to residences.

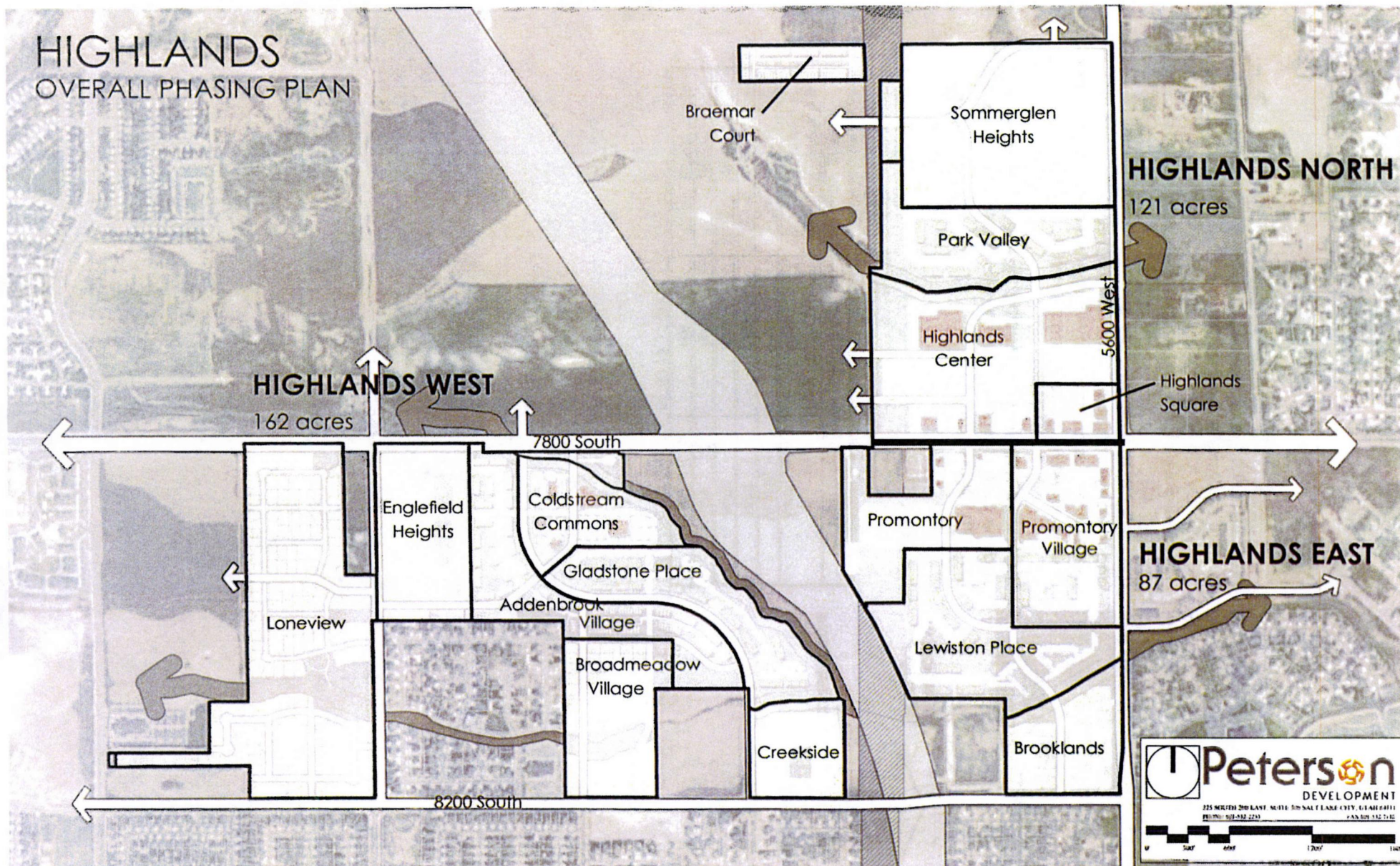
HIGHLANDS EAST

Highlands East is comprised of 2 residential neighborhoods, a large commercial center, and a vibrant transit oriented development (TOD) near the proposed BRT station. Residential densities reflect proximity to non-residential intensities. The hallmark of this village is the TOD and the high degree of pedestrian access to commercial centers. Each of the residential neighborhoods are designed to provide direct access to public trails along Clay Hollow.

HIGHLANDS NORTH

Highlands North is comprised of 3 residential neighborhoods and a large commercial center. Residential densities reflect proximity to non-residential intensities. The hallmark of this village is proximity to shopping and a high degree of direct access to regional trails along Dry Wash and the utility corridor.

HIGHLANDS OVERALL PHASING PLAN



Peterson
DEVELOPMENT

225 SOUTH 200 EAST, SUITE 500, SALT LAKE CITY, UTAH 84111
PHONE: 505-532-2200 FAX: 505-532-7111

0 500' 1000' 1500'

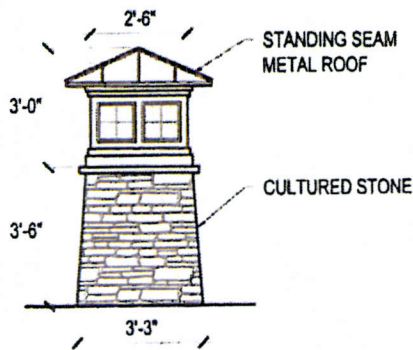
AMENITIES BY AREA



The purpose of the proposed amenities is to create a development that adds to the quality of life of the residents who will live in the Highlands. The amenity tables are broken down by Community (Highlands West, Highlands East, Highlands North) and then by individual village.

The following section will describe the specific density buy-up program and the amenities that will be provided in conjunction with this program. These amenities are shown by village but are subject to change during Preliminary Development Plan submittal.

The following section will describe the specific density buy-up program and the potential amenities that will be provided per village in conjunction with this program.



<i>West Side Specific Planning Area Land Use Density Chart</i>		
Zone	Base Density D.U. Per Acre	Maximum Density D.U. Per Acre
VLSFR	1.00	2.00
LSFR	2.01	4.50
MFR	4.51	9.00
HFR	9.01	18.00
MU	NA	25.00

Adopted by Ord. No. 06-50, 12-12-2006



WSPA Required Standards & Optional Improvement Density Incentive Chart		
Trails & Open Space		
<i>Amenity/Improvement</i>	<i>Weighted Value</i>	<i>Required vs. Optional</i>
Dedication of open space, trail corridors or "in lieu of fees" in accordance with the Comprehensive General Plan and the Parks, Recreation and Trails Master Plan.		Required
Installation of enhanced open space/recreational amenities in excess of that required per City standards.	22%	Optional
Improvement of trail corridors and installation of trail amenities in excess of that required per City standards.	15%	Optional
Dedication of additional property for trails beyond that required per City standards along creeks/washes.	15%	Optional
Street Design		
<i>Amenity/Improvement</i>	<i>Weighted Value</i>	<i>Required vs. Optional</i>
Pedestrian scale and consistent, architectural street lighting		Required
Traffic calming design		Required
Street system designs		Required
Entryway monument or gateway feature to the subdivision/development	10%	Optional
Provision of a landscape buffer on major right-of-ways	22%	Optional
Smart Growth Urban Design		
<i>Amenity/Improvement</i>	<i>Weighted Value</i>	<i>Required vs. Optional</i>
Master Planned subdivision design		Required
Pedestrian friendly and walk-able neighborhood design		Required
Alternative load garage configuration	18%	Optional
Clustered subdivision design	10%	Optional
Building Design		
<i>Amenity/Improvement</i>	<i>Weighted Value</i>	<i>Required vs. Optional</i>
Attractive theme-based and consistent architecture on all structures		Required
Installation of covered porches throughout 50% of the subdivision	14%	Optional
Enhanced door and window treatment	12%	Optional
Equal dispersion and use of high quality building materials	12%	Optional

Exclusions:

- 30% Slope
- Right-of-Ways >66'
- Primary Drainage corridors and wetland

HIGHLANDS WEST OVERVIEW (Projected Densities)

Description	Acreage	Zoning Designation	Minimum Units	Maximum Units	Minimum Density	Density Buy-up	Density with Proposed Buy-up	Units with Proposed Buy-up	Units Shown on Concept Site Plan
Creekside	10.06	MFR	45.37	90.54	4.51	28%	5.77	58	48
Broadmeadow Village	18.28	LSFR	36.74	82.26	2.01	57%	3.16	58	57
Gladstone Place	15.73	HFR	141.73	283.14	9.01	82%	16.38	258	256
Addenbrook Village	22.4	MFR	101.02	201.60	4.51	78%	8.03	180	177
Coldstream Commons	13.23	SC-2							
Englefield Heights	17.60	LSFR	35.38	79.20	2.01	100%	4.02	71	71
Loneview North	32.15	LSFR	64.62	144.68	2.01	74%	3.50	112	108
Loneview	19.66	LSFR	39.52	88.47	2.01	70%	3.42	67	68
Net Acres	149.11		464.38	969.89		Average 81.47%		804	785
Creek/Wash Corridor	3.43								
Roads >66'	8.34								
Trail Head	1.38								
Gross Acres	162.26								

Density Buy-up Not Applicable

Parks/Open Space	26.93
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Optional Improvements

	Value	Amenities for Creekside	Amenities for Broadmeadow Village	Amenities for Gladstone Place	Amenities for Addenbrook Village	Amenities for Englefield Heights	Amenities for Loneview North	Amenities for Loneview
Active Open Space Amenity/Facility								
Swimming Pool	2%			2%		2%		
Tennis Court	2%		2%	2%				1%
Fitness trail stations	1%							
Playground w/ equipment	1%							
Tot lot	1%		1%	1%	1%	1%		1%
Community Garden	2%		2%			2%		
Picnic Area w/ covered pavilion, gazebo, tables, benches, etc.	2%		2%	2%	2%	2%	2%	2%
Playing field (baseball, soccer, etc.)	2%		2%			2%		
Forecourt w/ seating area	2%							

Passive Open Space Amenity/Facility	Value							
Common Green	1%		2%		1%	1%	1%	1%
Courtyards	2%							
Landscape Buffer, island, or median	2%		2%					
Greenbelt	2%		2%	2%	2%	2%		2%
Common landscaped Garden	2%		2%		2%	2%		
Pond	3%		1%			3%		
Forecourt w/o seating area	1%		1%	1%		1%		
Max permitted is 22% in this category		0%	19%	10%	8%	20%	3%	9%

Trail Amenities	Value							
1 tree every 25 linear feet of trail, and 1 shrub, bush or perennial every 2 linear feet of trail	4%		4%	4%		4%	4%	4%
1 bench every 1000 ft	1%		1%	1%		2%	1%	1%
1 trash receptacle every 1000 ft	1%		1%	1%		2%	1%	1%
Split rail/wrought iron, wood or vinyl fence (4-6 ft high)	4%		4%	4%				4%
Max permitted is 15% in this category								

Dedication of Additional Trail Corridor	Value							
Min of 12' and max of 25' additional to trail corridor	15%						9%	

Street Design	Value							
Entry Monument at each entrance	10%	10%	10%	10%	10%	10%	10%	10%
Landscape Buffer up to 4' tall, 4:1 slope, HOA maintained, 32' deep and 1% for every 100 linear feet along a collector or arterial	22%			18.8%	22.0%		2%	

Smart Growth Urban Design	Value							
Alternative garage configuration: no more than 25% of lots shall have standard garages	9%-18%			18%	18%	18%	18%	18%
Cluster subdividing	10%							

Building Design	Value							
Covered porches on 50% of the development: 50 sq ft, corner wrap around porches, railings/porch columns	14%						14%	
Enhanced door and window treatment	12%					12%	12%	
Equal dispersion and use of high quality building materials	12%					12%		

Substitute Amenities	TBD							
Landscape trail head at 7800 S with parking lot and covered pavilion	10%	10%	10%	10%	10%	10%		10%
Landscape buffer (5' wide) along 8200 South	3%	3%	3%		5%	5%		3%
Landscape buffer (8' wide) along 7800 South	5%				5%	5%		5%
Installation of trail (8' wide) north of Jordan School District property on 8200 S	5%	5%	5%	5%	5%	5%		5%

Total Buy-up	28%	57%	82%	78%	100%	74%	70%
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HIGHLANDS

HIGHLANDS WEST OVERVIEW

HIGHLANDS WEST

162 acres

7800 South

8200 South

Englefield Heights

Coldstream Commons

Gladstone Place

Addenbrook Village

Broadmeadow Village

Creekside

Loneview

HIGHLANDS WEST

162 Gross Acres (149 Net Acres)

464 Minimum Units

970 Maximum Units

785 Units Proposed on Conceptual Site Plan

Creekside - 10.06 Net Acres (45-90 units)

Broadmeadow Village - 18.28 Net Acres (37-82 units)

Gladstone Place - 15.73 Net Acres (142-283 units)

Addenbrook Village - 22.4 Net Acres (101-202 units)

Coldstream Commons - 13.23 Net Acres (Community Shopping Center)

Englefield Heights - 17.60 Net Acres (35-79 units)

Loneview - 51.81 Net Acres (104-233 units)

27 Acres Parks and Open Space

8% Commercial

11% High Density Residential

22% Medium Density Residential

59% Low Density Residential



HIGHLANDS EAST OVERVIEW

(Projected Densities)

Description	Acreage	Zoning Designation	Minimum Units	Maximum Units	Minimum Density	Density Buy-up	Density with Proposed Buy-up	Units with Proposed Buy-up	Units Shown on Concept Site Plan
Brooklands	12.79	MFR	57.68	115.11	4.51	10%	4.96	63	54
Lewiston Place	28.94	HFR	260.75	520.92	9.01	95%	17.60	509	508
Promontory	20.38	SC-2							
Promontory Village	9.2	HFR (TSOD)	138.00	276.00					138-276
	11.73	SC-2(TSOD)	175.95	351.90					176-352
Net Acres	83.04		632.38	1263.93		Average 52.65%			876-1190
Creek/Wash Corridor	0.69								
Roads >66'	4.86								
Gross Acres	88.59								

Parks/Open Space 11.99 (includes 2.3 acres in utility easment)

Density Buy-up Not Applicable

Optional Improvements		Amenities for Brooklands	Amenities for Lewiston Place
Active Open Space Amenity/Facility	Value		
Swimming Pool	2%		2%
Tennis Court	2%		2%
Fitness trail stations	1%		1%
Playground w/ equipment	1%		
Tot lot	1%		1%
Community Garden	2%		2%
Picnic Area w/ covered pavilion, gazebo, tables, benches, etc.	2%		2%
Playing field (baseball, soccer, etc.)	2%		2%
Forecourt w/ seating area	2%		
Passive Open Space Amenity/Facility	Value		
Common Green	1%		3%
Courtyards	2%		2%
Landscaped Buffer, island, or median	2%		
Greenbelt	2%		2%
Common landscaped Garden	2%		2%
Pond	3%		
Forecourt w/o seating area	1%		1%
Max permitted is 22% in this category		0%	22%
Trail Amenities	Value		
1 tree every 25 linear feet of trail, and 1 shrub, bush or perennial every 2 linear feet of trail	4%		4%
1 bench every 1000 ft	1%		1%
1 trash receptacle every 1000 ft	1%		1%
split rail/wrought iron, wood or vinyl fence (4-6 ft high)	4%		4%
Max permitted is 15% in this category			
Dedication of Additional Trail Corridor	Value		
min of 12' and max of 25' additional to trail corridor	15%		
Street Design	Value		
Entry Monument at each entrance	10%	10%	10%
Landscape Buffer up to 4' tall, 4:1 slope, HOA maintained, 32' deep and 1% for every 100 linear feet along a collector or arterial	22%		6.6%
Smart Growth Urban Design	Value		
Alternative garage configuration: no more than 25% of lots shall have standard garages	9%-18%		18%
Cluster subdividing	10%		
Building Design	Value		
Covered porches on 50% of the development: 50 sq ft, corner wrap around porches, railings/porch columns	14%		
Enhanced door and window treatment	12%		
Equal dispersion and use of high quality building materials	12%		
Substitute Amenities	TBD		
Landscaped area between commercial loading areas and residences 1% for every 100 linear feet along commercial	15%		13.7%
Loop trail linking the Clay Hollow Wash Trail to Transit Station	15%		15%
Total Buy-up		10%	95%

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HIGHLANDS

HIGHLANDS EAST OVERVIEW

HIGHLANDS EAST

87 Gross Acres (83 Net Acres)

632 Minimum Units

1,264 Maximum Units

879-1193 Units Proposed on Conceptual Site Plan

Brooklands - 12.79 Net Acres (58-115 units)

Lewiston Place - 28.94 Net Acres (261-521 units)

Promontory - 20.38 Net Acres (Community Shopping Center)

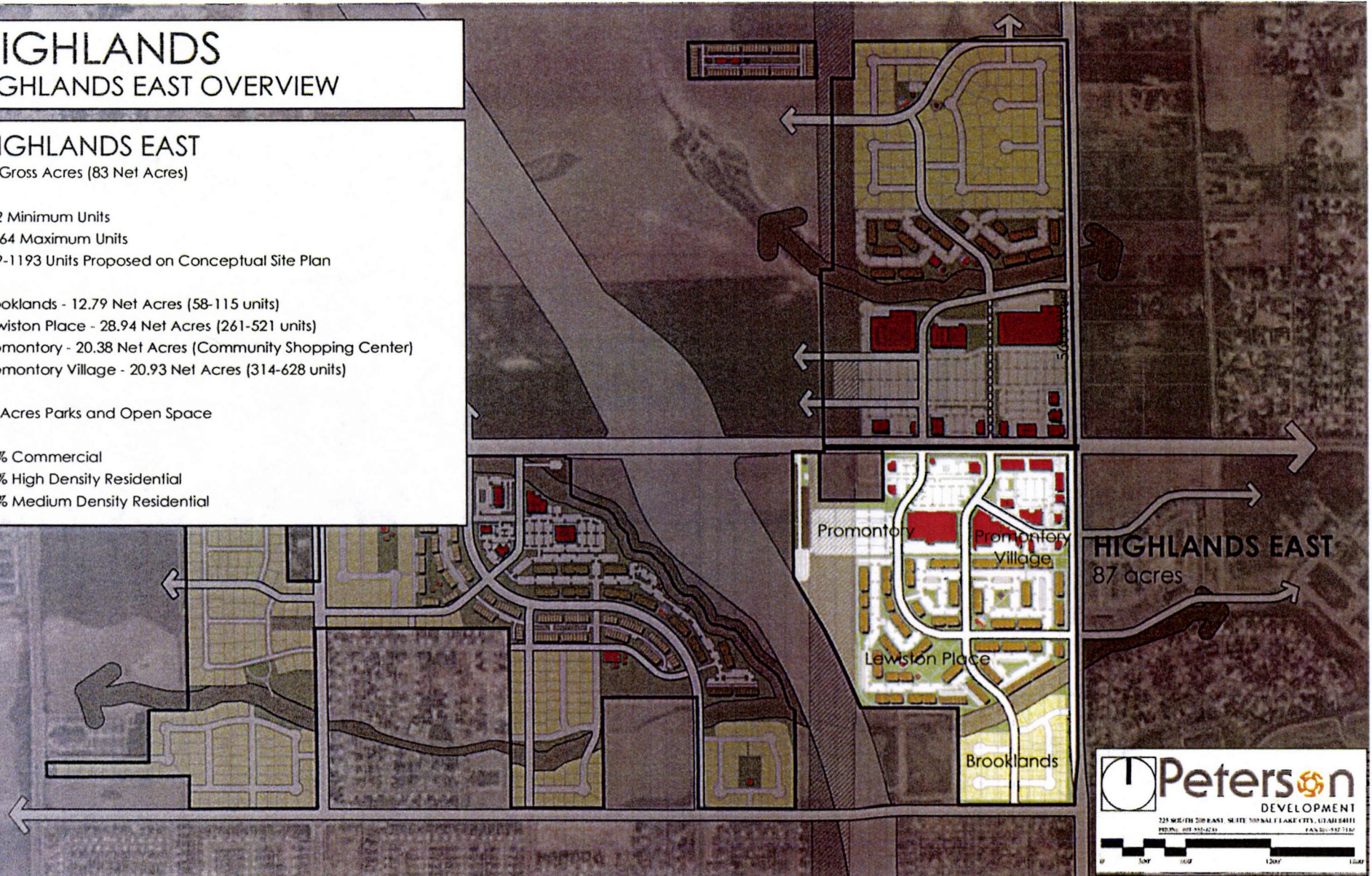
Promontory Village - 20.93 Net Acres (314-628 units)

12 Acres Parks and Open Space

39% Commercial

46% High Density Residential

15% Medium Density Residential



Peterson
DEVELOPMENT

725 SOUTH 200 EAST, SUITE 300 SALT LAKE CITY, UTAH 84111
PHONE: 801.455.4244 FAX: 801.455.7146

0 500' 1000' 1500'

HIGHLANDS NORTH OVERVIEW

(Projected Densities)

Description	Acreage	Zoning Designation	Minimum Units	Maximum Units	Minimum Density	Density Buy-up	Density with Proposed Buy-up	Units with Proposed Buy-up	Units Shown on Concept Site Plan
Highlands Center	39.09	SC-2							64-129
Highlands Square	4.3	SC-2(TSOD)	64.5	129					385
Park Valley	21.4	HFR	192.81	385.20	9.01	99%	17.97	385	115
Sommergren Heights	39.58	R-1-10 (10,000 sq ft lots)	115.00	115.00					64
Braemar Court	7.21	MFR	32.52	64.89	4.51	99%	8.97	65	628-693
Net Acres	111.58		404.83	694.09		Average 99.24%			
Creek/Wash Corridor	1.72								
Roads >66'	8.02								
Gross Acres	121.32								

Density Buy-up Not Applicable

Parks/Open Space	15.69	(Includes 8.01 acres in utility easement)
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Optional Improvements

	Value	Amenities for Park Valley	Amenities for Braemar Court
Active Open Space Amenity/Facility			
Swimming Pool	2%	2%	
Tennis Court	2%		2%
Fitness trail stations	1%	2%	
Playground w/ equipment	1%		
Tot lot	1%	1%	1%
Community Garden	2%	2%	2%
Picnic Area w/ covered pavilion, gazebo, tables, benches, etc.	2%	2%	2%
Playing field (baseball, soccer, etc.)	2%		
Forecourt w/ seating area	2%		

	Value		
Passive Open Space Amenity/Facility			
Common Green	1%	2%	1%
Courtyards	2%		
Landscaped Buffer, island, or median	2%	2%	2%
Greenbelt	2%	2%	
Common landscaped Garden	2%	2%	2%
Pond	3%		3%
Forecourt w/o seating area	1%	1%	1%
Max permitted is 22% in this category		18%	16%

	Value		
Trail Amenities			
1 tree every 25 linear feet of trail, and 1 shrub, bush or perennial every 2 linear feet of trail	4%	4%	
1 bench every 1000 ft	1%	2%	1%
1 trash receptacle every 1000 ft	1%	2%	1%
split rail/wrought iron, wood or vinyl fence (4-6 ft high)	4%	4%	
Max permitted is 15% in this category			

	Value		
Dedication of Additional Trail Corridor			
min of 12' and max of 25' additional to trail corridor	15%		15%

	Value		
Street Design			
Entry Monument at each entrance	10%	10%	10%
Landscape Buffer up to 4' tall, 4:1 slope, HOA maintained, 32' deep and 1% for every 100 linear feet along a collector or arterial	22%	3.5%	

	Value		
Smart Growth Urban Design			
Alternative garage configuration: no more than 25% of lots shall have standard garages	9%-18%	18%	18%
Cluster subdividing	10%		

	Value		
Building Design			
Covered porches on 50% of the development: 50 sq ft, corner wrap around porches, railings/porch columns	14%	14%	14%
Enhanced door and window treatment	12%	12%	12%
Equal dispersion and use of high quality building materials	12%	12%	12%

Substitute Amenities	TBD		
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Total Buy-up	99%	99%
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Highlands

HIGHLANDS NORTH OVERVIEW

HIGHLANDS NORTH

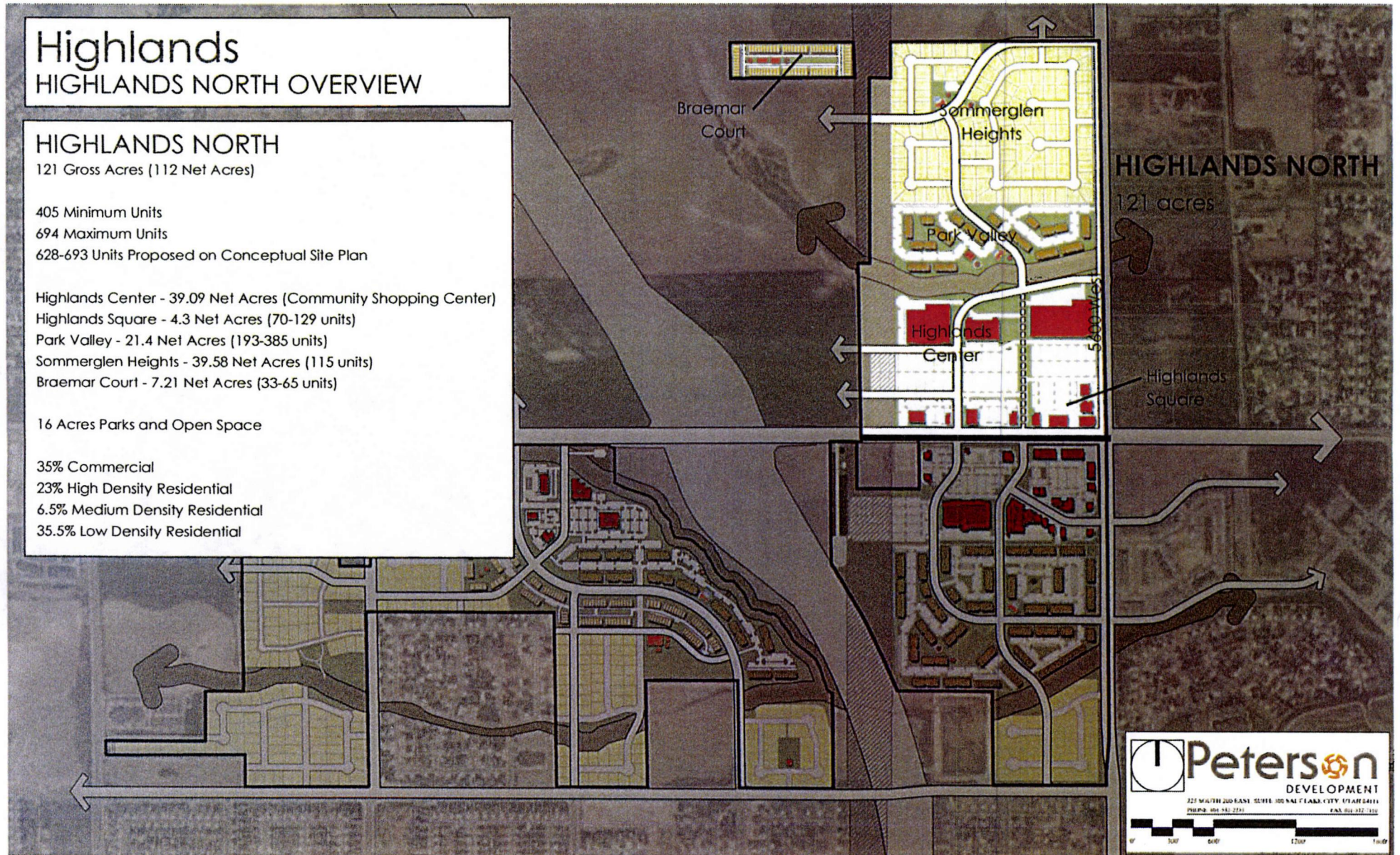
121 Gross Acres (112 Net Acres)

405 Minimum Units
694 Maximum Units
628-693 Units Proposed on Conceptual Site Plan

Highlands Center - 39.09 Net Acres (Community Shopping Center)
Highlands Square - 4.3 Net Acres (70-129 units)
Park Valley - 21.4 Net Acres (193-385 units)
Sommerglenn Heights - 39.58 Net Acres (115 units)
Braemar Court - 7.21 Net Acres (33-65 units)

16 Acres Parks and Open Space

35% Commercial
23% High Density Residential
6.5% Medium Density Residential
35.5% Low Density Residential



Peterson
DEVELOPMENT

221 WEST 200 EAST SUITE 100 SALT LAKE CITY, UT 84111
PHONE: 801-461-2211 FAX: 801-461-7100

0' 200' 400' 600' 800' 1000'

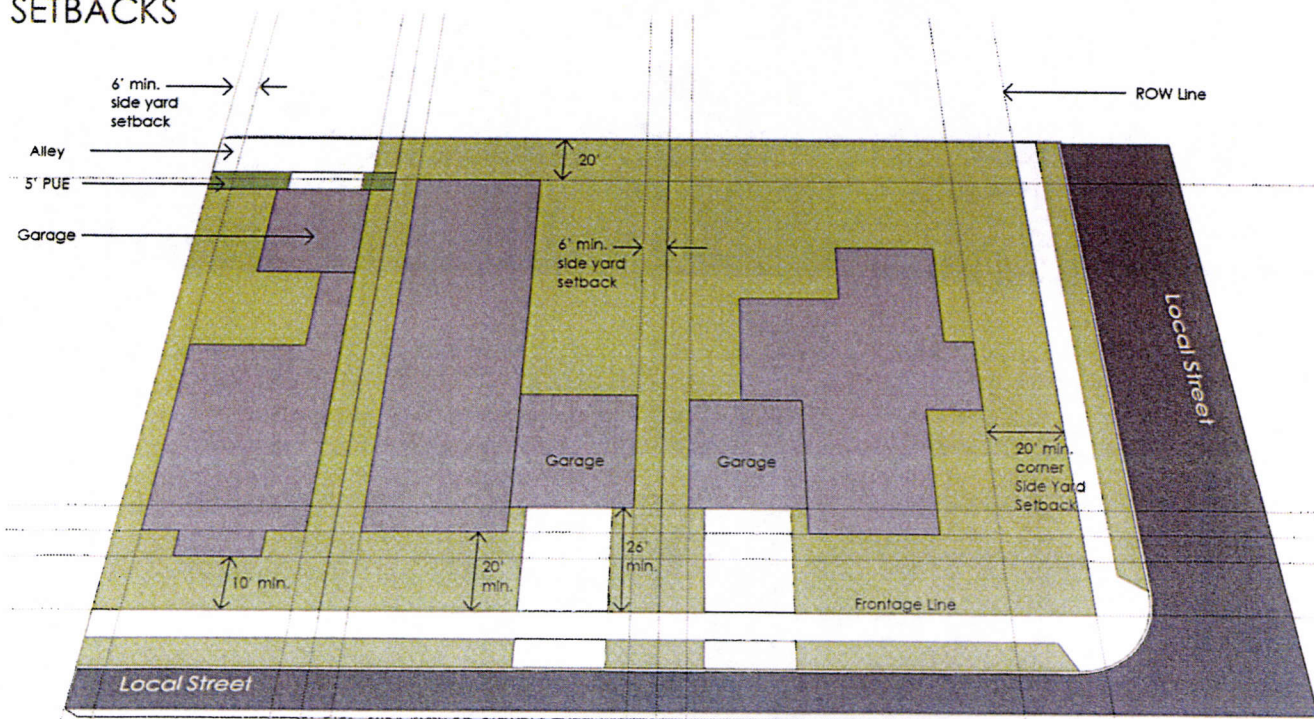
ZONE REGULATIONS BY LAND USE

(Lot Area, Lot Width, Setbacks, Building Height, Lot Configurations)

DESIGN CRITERIA	STRUCTURE				
STRUCTURE TYPE	Single (Alley Load)	Single (Front Load)	Two Family	Attached Townhomes	Multi-Family
BUILDING HEIGHT					
Maximum	30'	30'	30'	30'	*
FRONT SETBACKS					
To Garage (minimum)	26'				N.A.
To Structure (minimum)	10'	20'	20'	20'	20' from private ROW
SIDE SETBACKS					
Interior	6'				Building to Building = 18' Building to Property Line = 30'
Corner Local Street (minimum)	20'				20'
Corner Major Collector or Arterial (minimum)	35'				20'
REAR SETBACKS					
To Adjacent Lot (minimum)	5' PUE	15'	15'	15'	30'
Abutting Arterial or Major Collector (minimum)	35'				20'

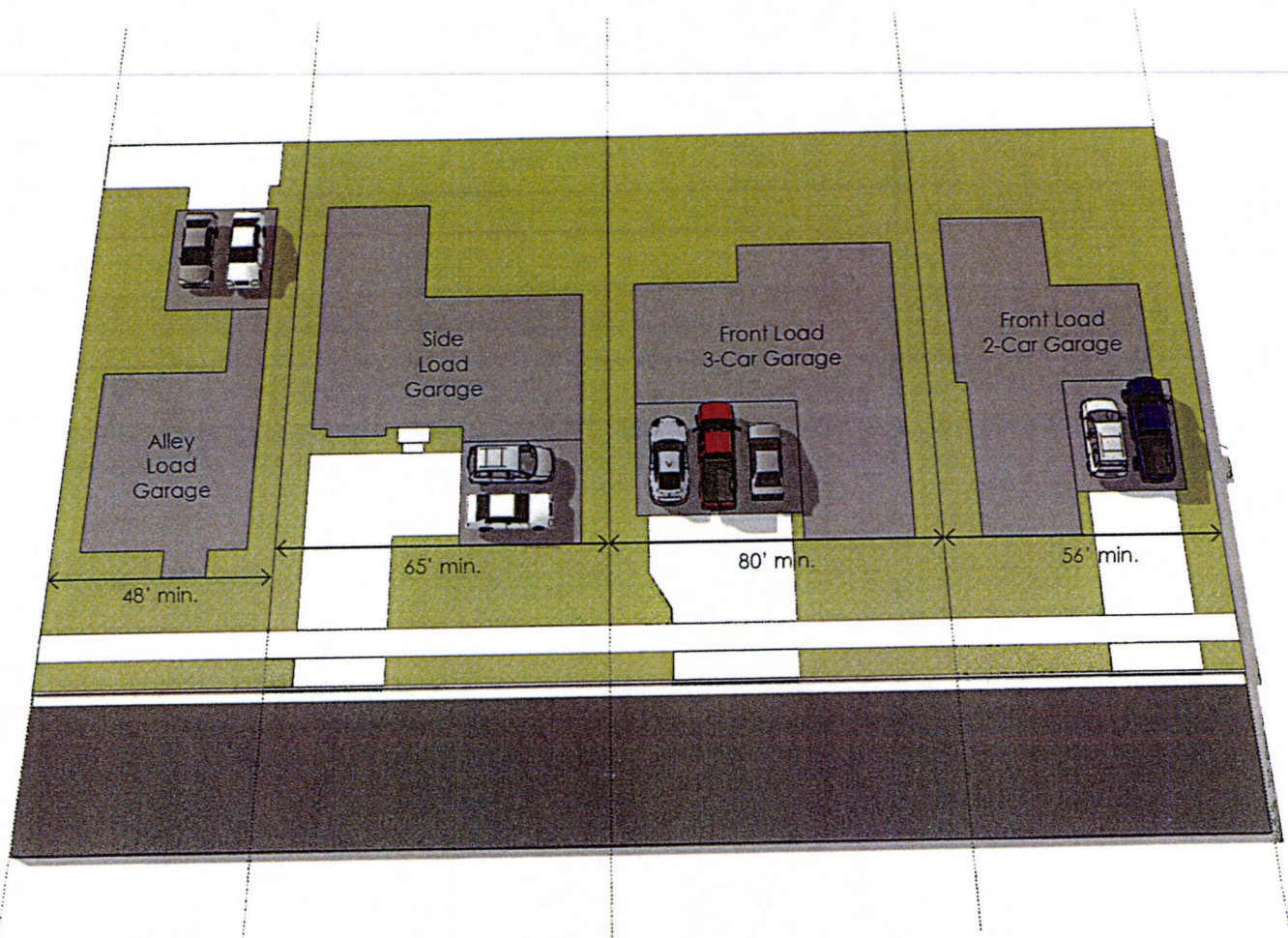
*These regulations reflect the standards found in Zoning Ordinance Section 13-5J-7. Specific lot, height and bulk standards in multi-family developments shall be established by the Planning Commission through approval of the Development Plan.

SETBACKS



LOT WIDTH (measured at building setback)

FRONTAGE AT BUILDING SETBACK	
Front Load 2-car Garage	56'
Front Load 3-car Garage	80'
Side Load Garage	65'
Alley Load Garage	48'



BUILDINGS AND STRUCTURES (Elevations and Footprints)

LSFR



This section addresses the architectural flavor that is desired for the Highlands by land use category.

Architectural style is not prescribed in the Master Development Plan, but shall be presented at Development Plan submittal. These images are prototypes only and do not represent specific form, massing or material requirements.

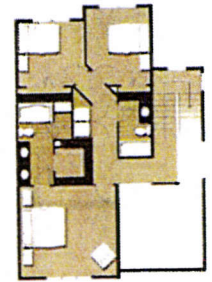
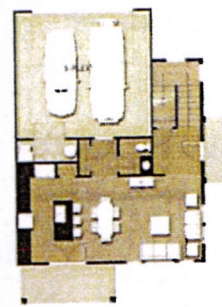
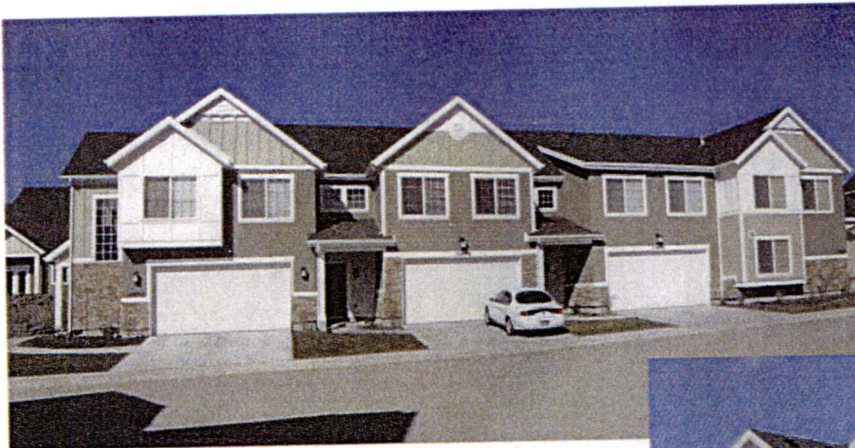


Each village in the Highlands will have its own unique architectural style. Architectural design presented in each Development Plan will be reviewed by the Design Review Committee.

MFR

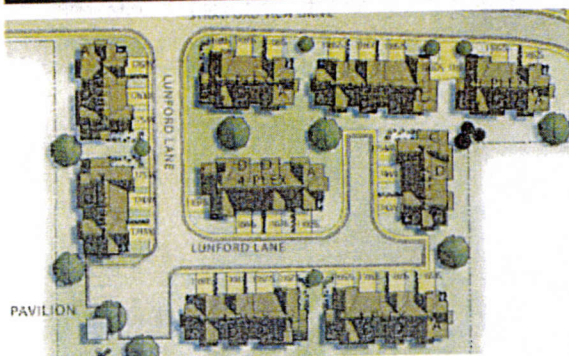


HFR



UPPER LEVEL

UPPER LEVEL



MU



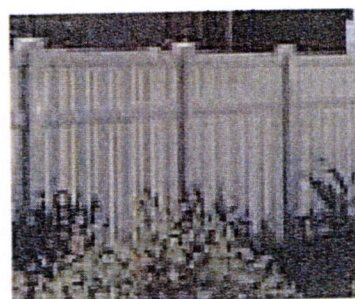
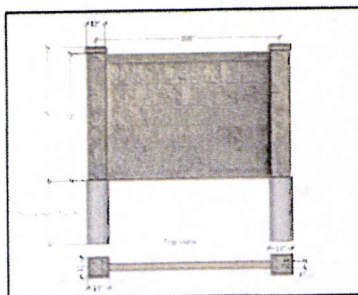
These architectural concepts are prototypes only and are included to demonstrate a variety of potential applications. The land owner/developer retains the right to modify or disregard any and/or all concepts and program elements featured in this diagram. Architecture for each village will be presented in each Village Development Plan.

FENCING AND WALLS

The boundary for the Highlands should be a soft transition between parcels that consists primarily of landscape buffer. However various conditions may occur where a fence, wall or other type of physical barrier is required. These fencing guidelines are intended to unify the design of fences and walls within a comprehensive theme.

STRATEGIES:

- 1) The overall design of Highlands strongly emphasizes open styles of fencing, especially along roadways and surrounding neighborhoods.
- 2) Solid fences are not appropriate except in between houses and between different land uses.
- 3) Open styles are considered to be those that emphasize the use of natural materials such as wood with architectural detailing, iron fencing between solid pilasters, and which utilize natural colors, such as brown, gray or green.
- 4) Any fence or wall must be designed to be compatible with the architecture of the immediate area, and are subject to Design Review.
- 5) The design of fences and walls must harmonize with the site and with the buildings in both scale and materials.
- 6) The placement of walls and fences must respect existing land forms and follow existing contours and fit into existing land masses rather than arbitrarily following site boundary lines.
- 7) Fencing must not dominate the buildings or the landscape. Plantings may often be integrated with fencing schemes to soften the visual impact. Fencing materials must be compatible with the materials and color of surrounding buildings.
- 8) If the ground slopes, the fence must be stepped.
- 9) Permanent chain link, livestock wire, plywood, chain and bollard are prohibited.
- 10) All fences, walls, gates & pylons require Design Review. Fences that replace, in kind, existing fencing of less than 100 linear feet, do not require a permit. Additionally, fences over six feet in height, electric gates and all retaining walls will require a building permit.



LIGHTING

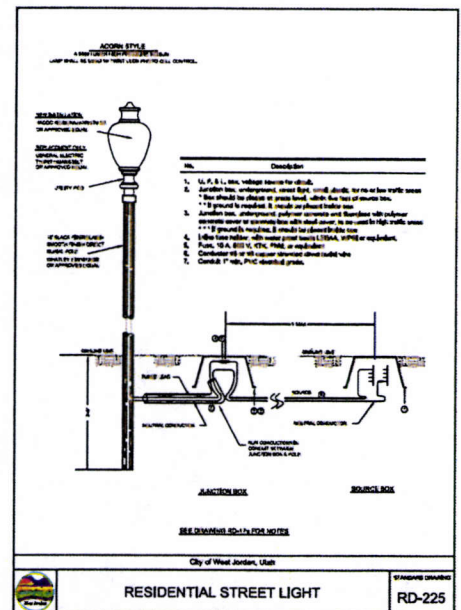
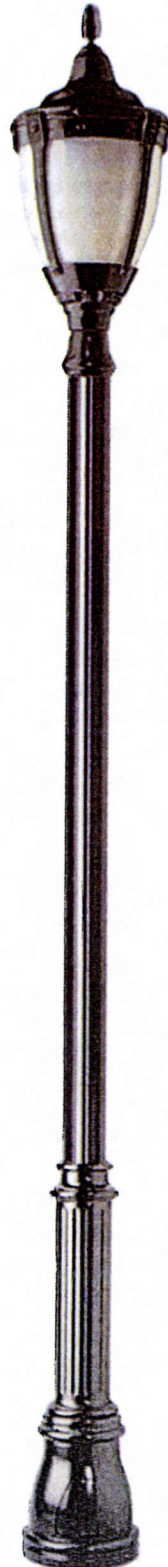
It is the intent of the Highlands to maintain a small village atmosphere with the need to provide for the safe movement of vehicles and people in all communities. To meet this intent, recommended lighting levels are to be defined at minimum levels to provide public safety and at the same time enhance the appeal of buildings and landscaping and to protect the desired atmosphere of the community.

An appropriate hierarchy of lighting fixtures/structures and intensity must be considered when designing the lighting for the various elements of a project (i.e., building and site entrances, walkways, parking areas, or other areas of the site).

Light Fixtures will conform with City of West Jordan Standards. Lighting requirements are found in the West Side Planning Area – Zoning Districts Sec. 89-3-1107. Pedestrian scale and consistent, architectural street lighting.

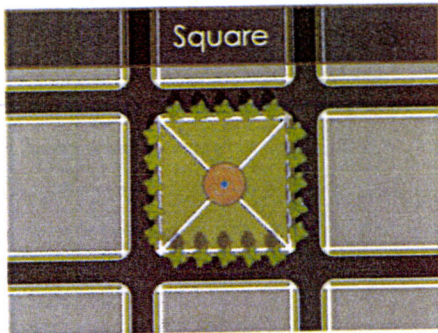
The use of exterior lighting to accent a building's architecture is encouraged. All lighting fixtures will be properly shielded to eliminate light and glare from impacting adjacent properties, and passing vehicles or pedestrians. If neon tubing is used to illuminate portions of a building it must be concealed from view through the use of parapets, cornices or ledges. Small portions of exposed neon tubing may be used to add a special effect to a building's architecture but this must be well thought out and integrated into the overall design of the project.

To achieve the desired lighting level for parking and pedestrian areas, the use of more short, low intensity fixtures is encouraged over the use of a few tall fixtures that illuminate large areas.

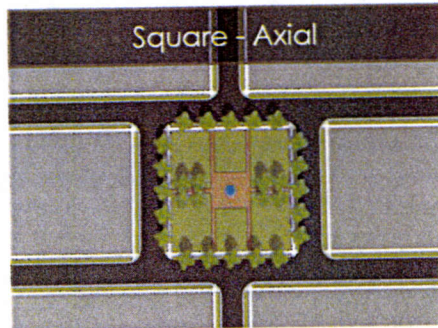


PUBLIC AND PRIVATE USE AREAS

The following diagrams demonstrate the potential prototypical public and private use areas within the Highlands. The actual location of individual areas in each village will be determined within each Village Development Plan.



Square: An open space amenity used for active and passive recreation and may be spatially defined by roads or building and/or road frontage.

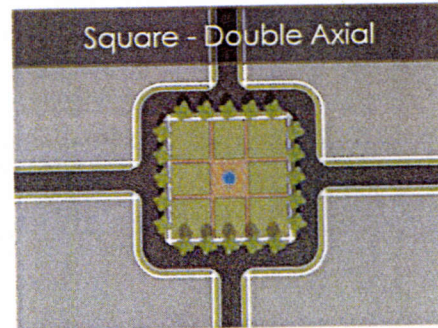


Square: An open space amenity used for passive recreation and civic purposes. A square is spatially defined by building frontage.

Arterial Buffer: A multipurpose open space amenity used for passive recreation. Buffers also provide visual relief for properties adjacent to major roads.

Close: A semi-public open space used for passive recreation by residents living in adjacent buildings.

Square - Axial: An open space amenity used for passive recreation and civic purposes. A square is spatially defined by building frontage and located to cause interruption and visual termination of a thoroughfare. Two one-way streets allow for traffic to flow on either side of the square.

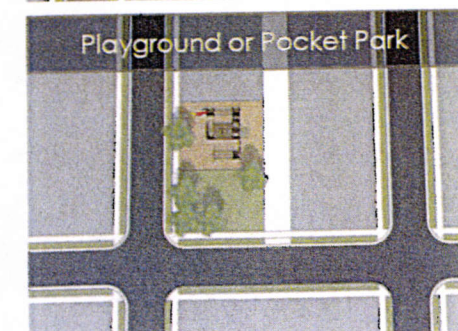
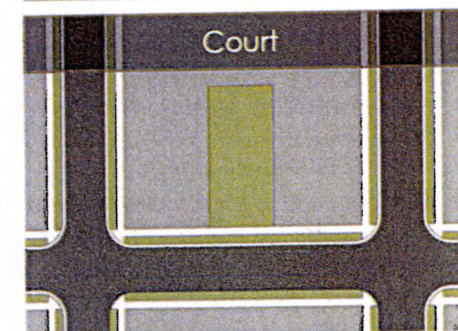
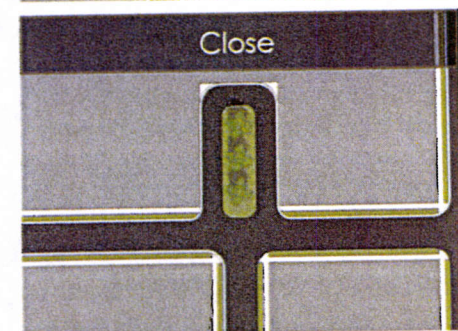
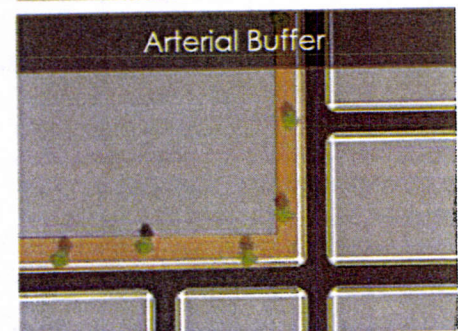
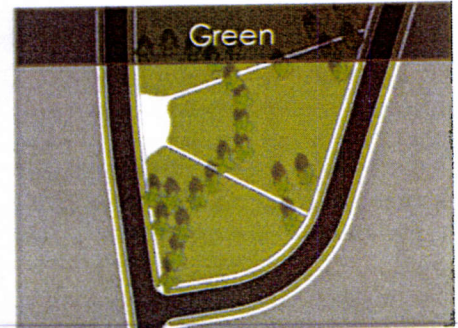
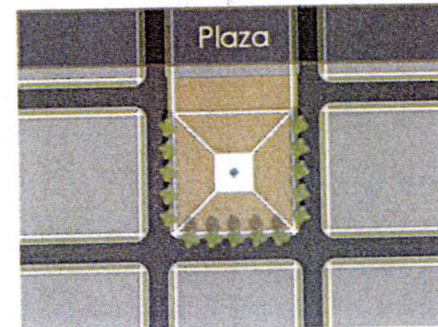


Square - Double Axial: An open space amenity used for passive recreation and civic purposes. A square is spatially defined by building frontage and located to cause interruption and visual termination of two thoroughfares. Two-way streets allow for traffic to flow around the square.

Court: A semi-public open space amenity used for passive recreation by residents living in abutting lots.

Plaza: An open space amenity used for commercial and civic purposes. A plaza is spatially defined by building frontage and generally consist of hardscape material.

Playground or Pocket Park: An open space amenity used for active and passive recreation. They are spatially defined by buildings because in most cases they are located within a block.



LANDSCAPING - GENERAL AREAS

(Streetscape, Washes, Entrances, Buffers, Parks)



The Highlands Conceptual Site Plan shows a minimum of 20% open space for the overall development. Open space in the form of trails, parks, and landscape buffers are spread throughout the plan to provide recreation areas and areas of visual interest for each village.

Streetscapes – The first village to develop along any road shall determine how the rest of that streetscape shall be installed in order to form a uniform streetscape along contiguous sections of roadway. All plantings shall adhere to Municipal Code Sec. 13-13-8 – Park Strips and streetscapes.



Trails – Trails will be installed as dictated by the Trails criterion within the West Side Planning Area (Sec 13-5J-6). Trails that are shown on the West Jordan Trails Master Plan and on the General Land Use Map as public trails will be constructed by the developer and dedicated to West Jordan City. The primary drainage corridor and 50' of property offset from top of bank on both sides of the wash/creek, as dictated by the aforementioned code, will be dedicated to the city as well as the trail itself. The maintenance of this property is intended to be the responsibility of the City. The wash shall remain natural and non-irrigated other than "hot-spots" as spelled out in the Pedestrian Circulation portion of this document. These hot-spots may be irrigated and maintained by the adjacent village's HOA or by a master HOA for the community. The remaining natural wash will require selective mowing twice a year which will be West Jordan City's responsibility.

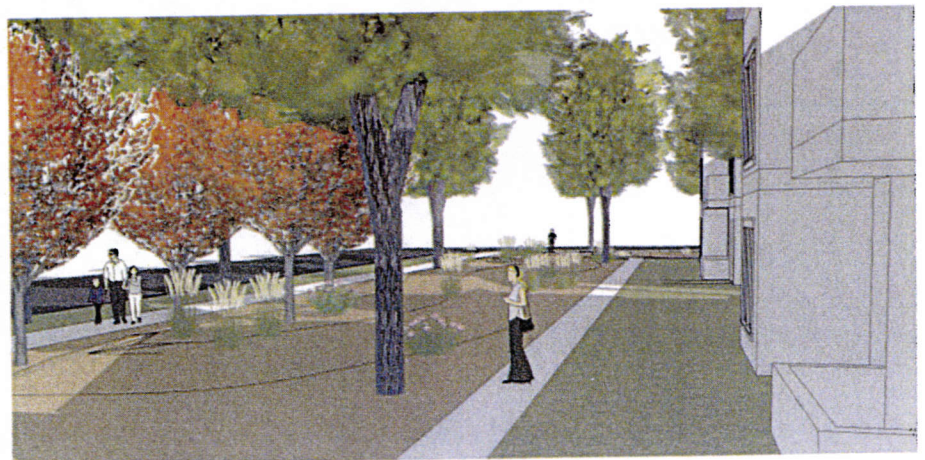
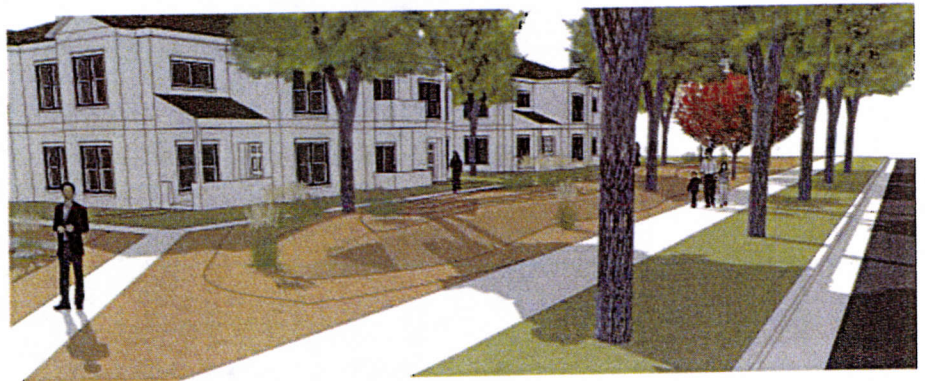


Parks – Parks are to be incorporated into the layout and design of the villages and not installed as an afterthought. They are to be used as gathering places, recreation areas, and in many instances hold the key amenities that give character to a particular village. Parks are to be maintained by HOAs created by each village or by a Master HOA for the overall community. If a park is located along a public trail, the park will be dedicated and maintained by the City.

The maintenance of each park will be determined at Site Plan submittal.



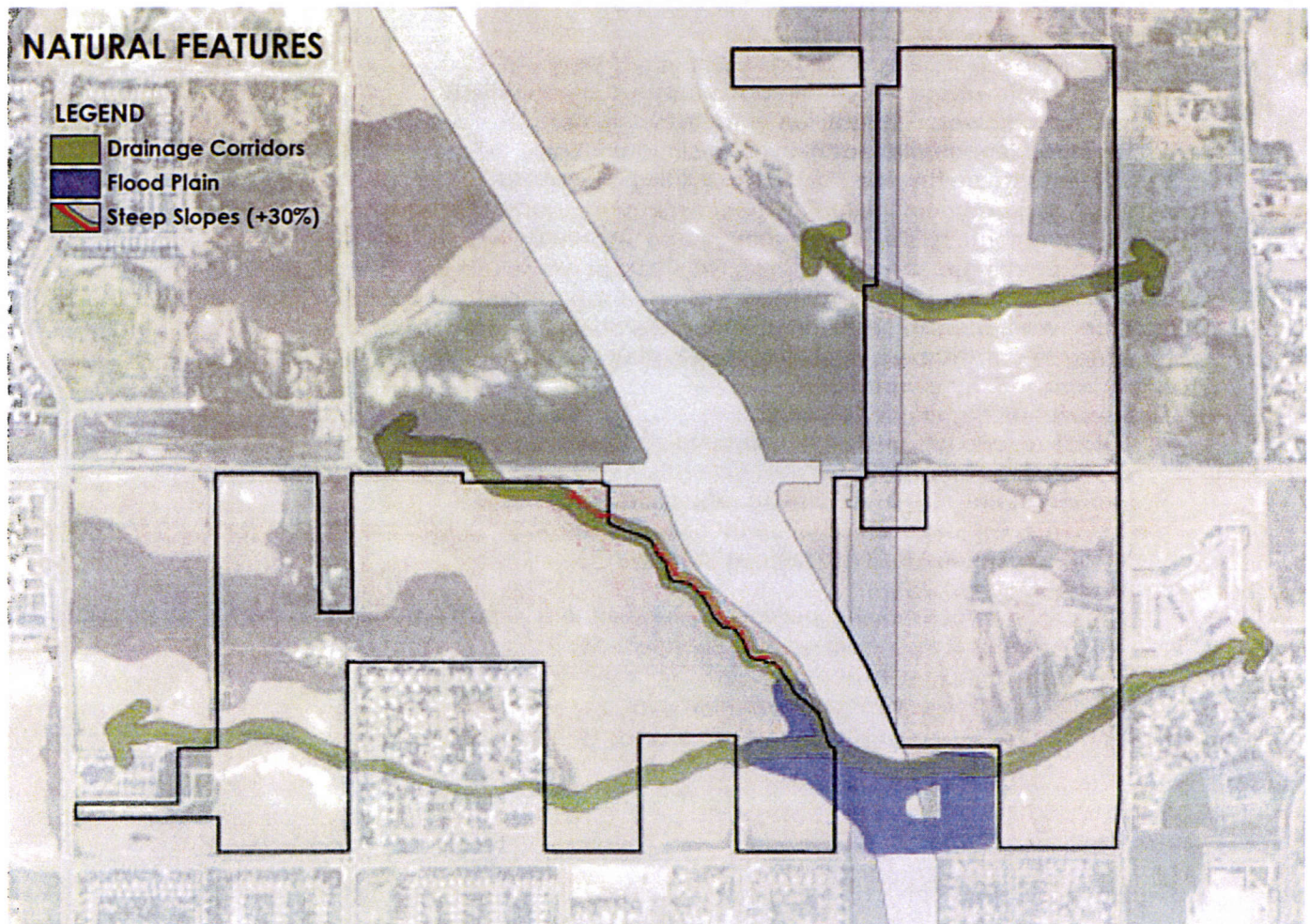
Landscape Buffers – There are 3 various widths of landscape buffers (32', 5', 9'). All landscaping installed within this landscape buffer shall be in accordance with Sec 13-5J-6 – Provision of a landscape buffer on major right-of-ways, eliminating double-fronting lots and Sec 13-13-8 – Park Strips and streetscapes of the Municipal Code.



DRAINAGE CORRIDORS, FLOOD PLAIN, AND STEEP SLOPES

The diagram below depicts the drainage ways that cross the property and the corresponding potential flood plain locations.

There are very few areas with steep slopes within the Highlands. Steep slopes, as defined by Municipal Code Sec. 13-6D-4-G, are those that exceed 30%. These small areas are confined to the Clay Hollow drainage corridor and are also depicted on the exhibit below.



PROCESS FOR SUBSEQUENT SUBMITTALS

The next step in the submittal process will be to submit a Preliminary Development Plan for each village in the Highlands. These Preliminary Development Plans will follow the required checklist included in the WSPA code Section 13-5J-10 Development Plan Process, and will include a Preliminary Site Plan and Preliminary Plat. Each village needs to meet the required percentage of buy-up for the number of units shown on the Preliminary Site Plan. The Highlands Master Development Plan will act as a general guide in determining the amenities for buy-up. However, changes to the type of amenities and percent of amenities as shown in this document can be altered in Village Preliminary Development Plans.

The submittal checklist will include the following:









- a. Minimum and average lot area
- b. Minimum and average lot width
- c. Minimum living area per each proposed structure type
- d. Maximum and average height of each proposed structure type
- e. Explanation of how zoning requirements are being met
- f. Number and placement of each dwelling/structure type
- g. Direct reference on the plan to specific building elevations
- h. Fencing/wall placement, height, type, maintenance responsibilities, and elevations
- i. Lighting placement, height, type, maintenance responsibilities, and elevations
- j. Public and private use areas; explaining which areas will be used privately or publicly; including general recreation areas, native/unimproved open space, improved parks, schools, and public utility areas (storm water ponds). And the maintenance of each area.
- k. Explaining the landscaping; including the locations, amount, purpose, and maintenance
- l. List any proposed reimbursements
- m. Detailed renderings of the following:
 - i. Existing land use and zoning surrounding the proposed development
 - ii. Exterior perspectives or exterior elevations of all sides of proposed residential or mixed use buildings, structures, monuments, and gateway features.
 - iii. All residential development must show the proposed building envelopes for every lot, inclusive of lot dimensions, building footprint and lot area
 - iv. Street layout system
 - v. Parking layout showing parking stalls, ingress and egress areas, emergency lanes, medians
 - vi. If applicable, the location of existing services
 - vii. Copy of the preliminary site plan
 - viii. Copy of the preliminary subdivision plat
- n. An electronic copy of all submitted information on a CD in .pdf file format.

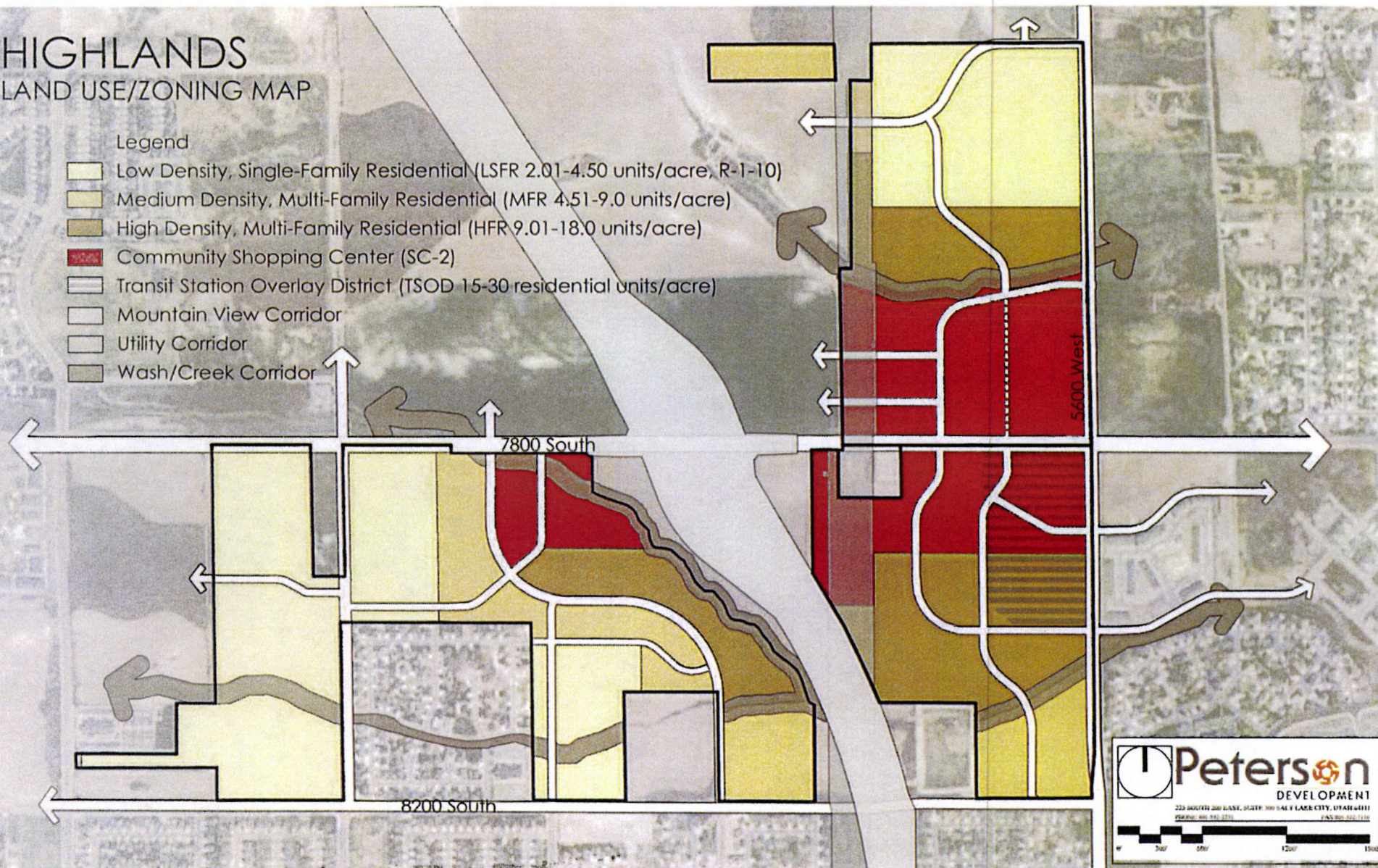
APPENDIX

HIGHLANDS

LAND USE/ZONING MAP

Legend

-  Low Density, Single-Family Residential (LSFR 2.01-4.50 units/acre, R-1-10)
-  Medium Density, Multi-Family Residential (MFR 4.51-9.0 units/acre)
-  High Density, Multi-Family Residential (HFR 9.01-18.0 units/acre)
-  Community Shopping Center (SC-2)
-  Transit Station Overlay District (TSOD 15-30 residential units/acre)
-  Mountain View Corridor
-  Utility Corridor
-  Wash/Creek Corridor



Peterson
DEVELOPMENT

223 SOUTH 200 EAST, SUITE 300 SALT LAKE CITY, UTAH 84111
PHONE: 801.551.1231 FAX: 801.551.1232

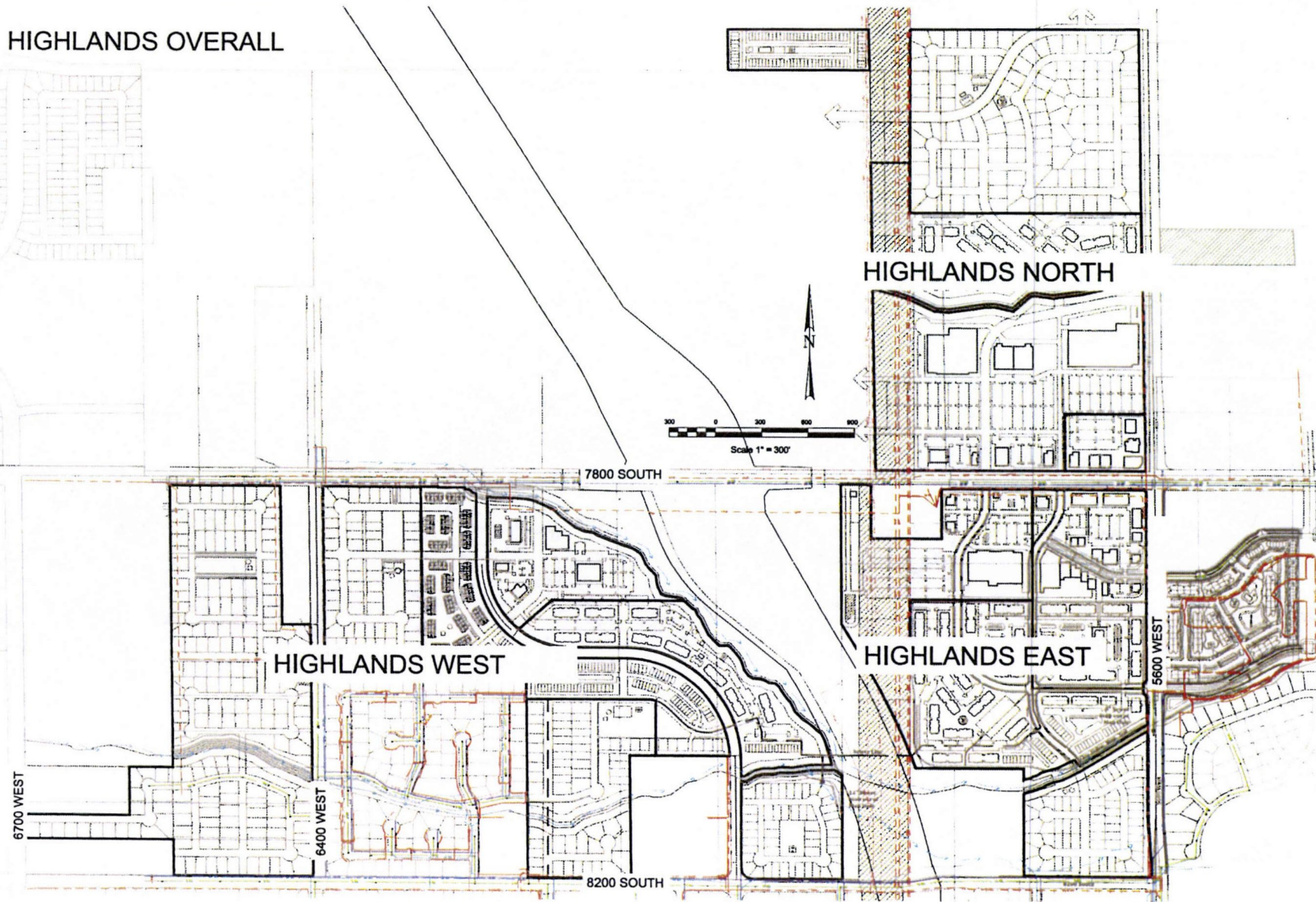
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HIGHLANDS DEVELOPMENT PLAN

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FILE: HIGHLANDS OVERALL

HIGHLANDS OVERALL



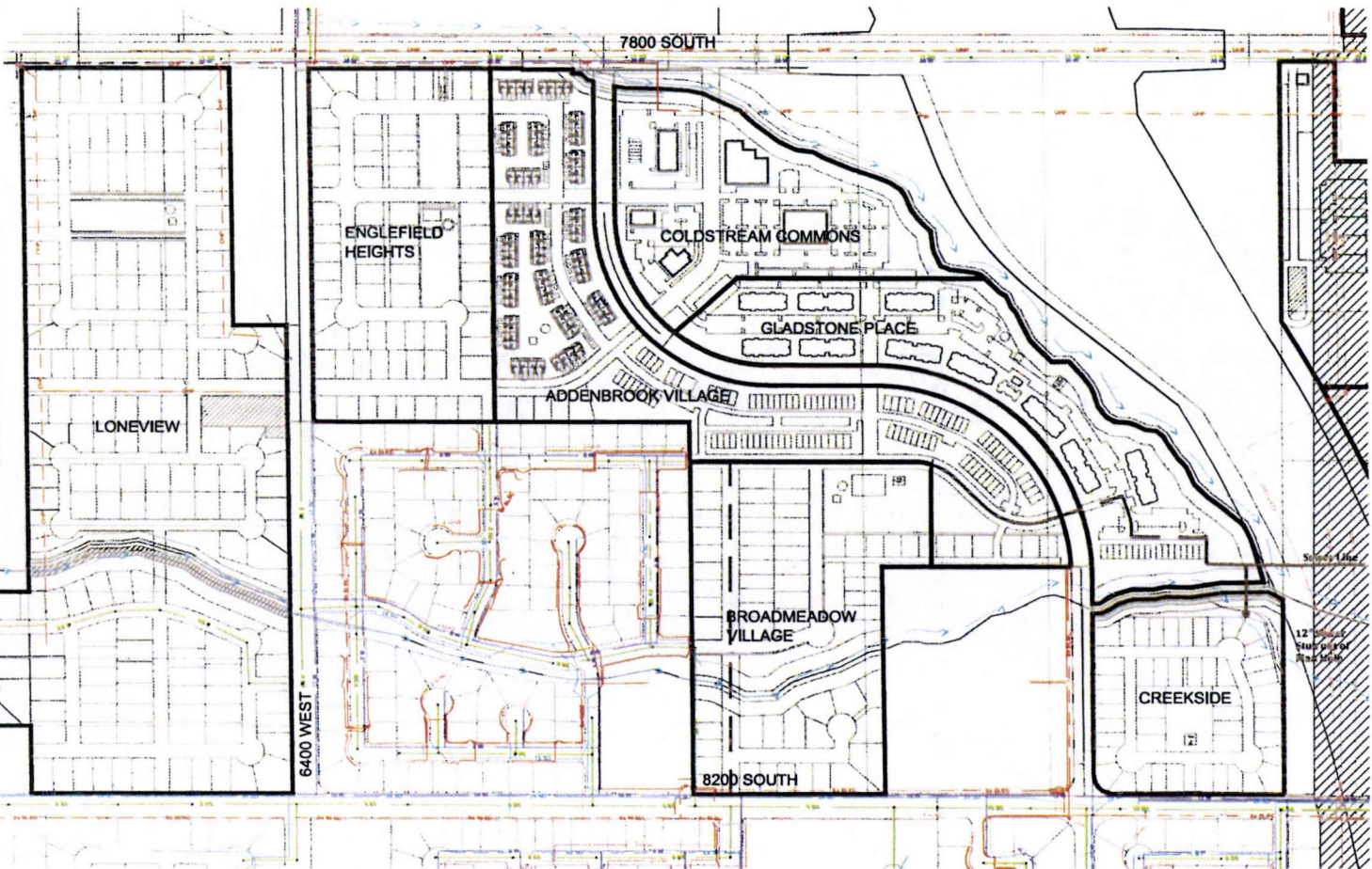
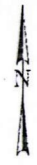
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DRAWN BY: AJS			
CHECKED BY: AJS			
DATE: 3/1/2015			
CLIENT: PETERSON DEVELOPMENT			
PROJECT: EXISTING SERVICES MAP			
JOB NO: 1503-02			
DATE: 3/1/2015			
1275 South West Trench, Salt Lake City, Utah 84115			
Ward Engineering Group			
Planning Engineering Surveying			
PH: 801.487.8000 FAX: 801.487.8008			
Highland Predevelopment Plan West Jordan City, UT EXISTING SERVICES MAP - OVERALL			

HIGHLANDS WEST

LEGEND

- EXISTING OVERHEAD POWER
- EXISTING MISCED POWER
- EXISTING 12" HP GAS
- EXISTING 8" GAS
- EXISTING 6" GAS
- EXISTING 4" GAS
- EXISTING 2" GAS
- EXISTING GAS (SIZE UNKNOWN)
- EXISTING 18" SEWER
- EXISTING 12" SEWER
- EXISTING 10" SEWER
- EXISTING 8" SEWER
- EXISTING 20" STORM DRAIN
- EXISTING 30" STORM DRAIN
- EXISTING 24" STORM DRAIN
- EXISTING 18" STORM DRAIN
- EXISTING 15" STORM DRAIN
- EXISTING CHANNEL FLOW LINE
- EXISTING 30" WATER
- EXISTING 18" WATER
- EXISTING 12" WATER
- EXISTING 10" WATER
- EXISTING 8" WATER

Scale 1" = 200'



Highland Predevelopment Plan
West Jordan City, UT
Existing Services Map - Highlands West

1375 South West Temple, Salt Lake City, Utah 84115
Ward Engineering Group
Planning Engineering Surveying
Ph: 801.487.1000 Fax: 801.487.1001

CLIENT: PETERSON DEVELOPMENT
PROJECT: EXISTING SERVICES MAP
JOB NO: PETERSON-12
DATE: 12/15/2010

DRAWN BY: JAE
CHECKED BY: JAE
DATE: 12/15/2010

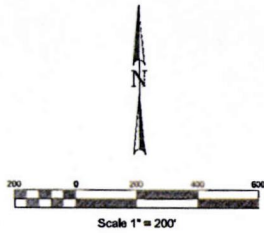
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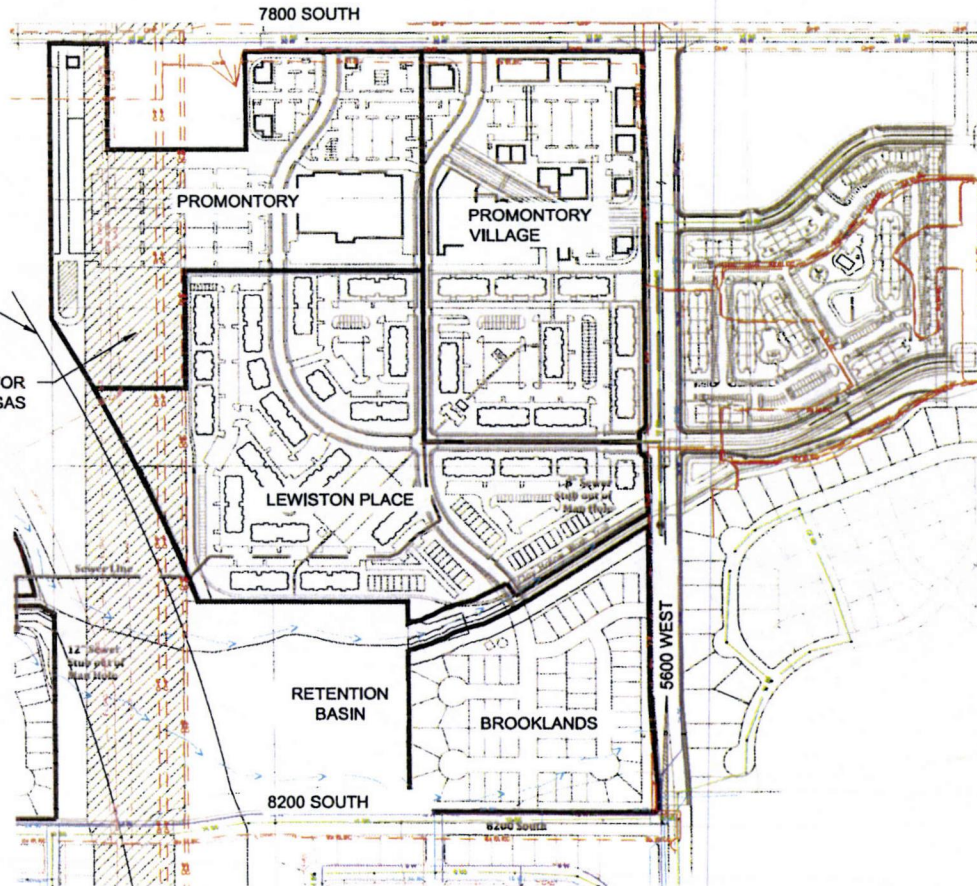
HIGHLANDS EAST

LEGEND	
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	EXISTING BURIED POWER
	EXISTING 12" HP GAS
	EXISTING 8" GAS
	EXISTING 6" GAS
	EXISTING 4" GAS
	EXISTING 2" GAS
	EXISTING GAS (SIZE UNKNOWN)
	EXISTING 18" SEWER
	EXISTING 12" SEWER
	EXISTING 10" SEWER
	EXISTING 8" SEWER
	EXISTING 36" STORM DRAIN
	EXISTING 30" STORM DRAIN
	EXISTING 24" STORM DRAIN
	EXISTING 18" STORM DRAIN
	EXISTING 15" STORM DRAIN
	EXISTING CHANNEL FLOW LINE
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	EXISTING 10" WATER
	EXISTING 8" WATER



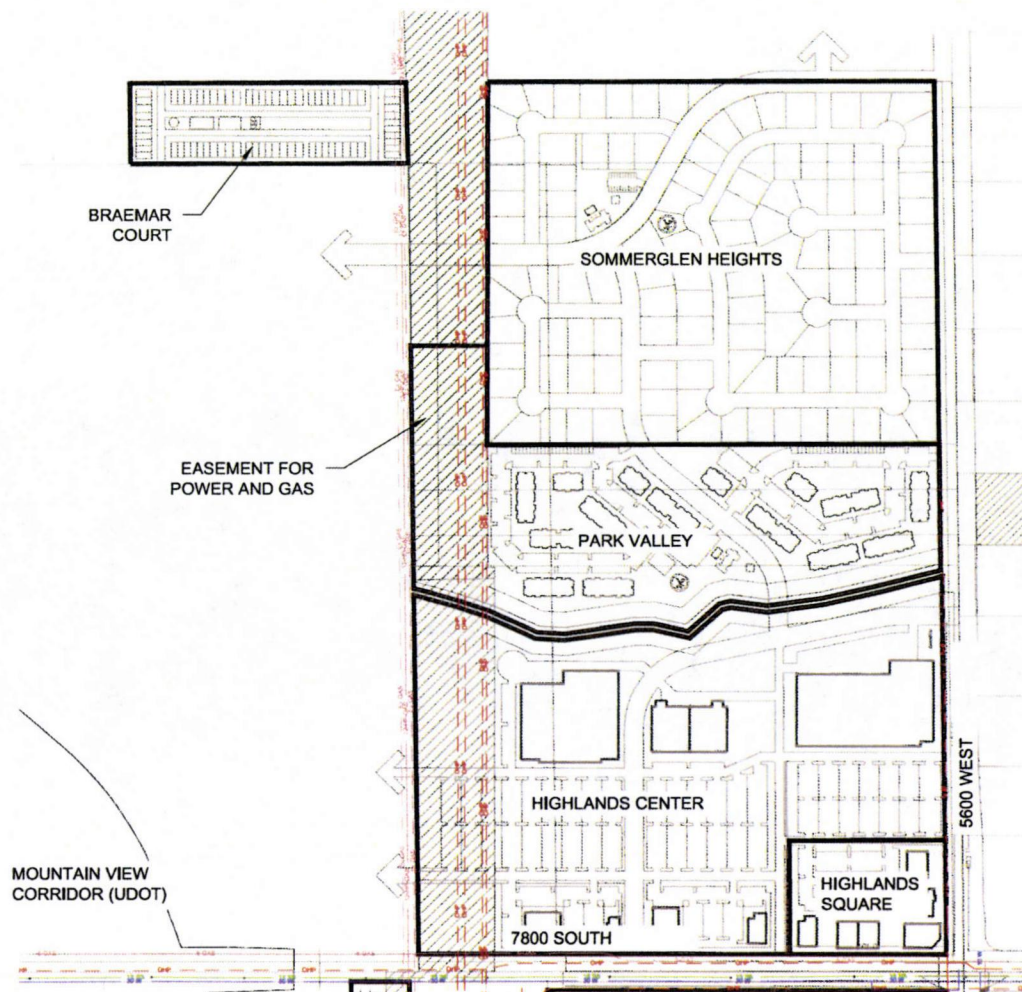
MOUNTAIN VIEW
CORRIDOR (UDOT)

EASEMENT FOR
POWER AND GAS

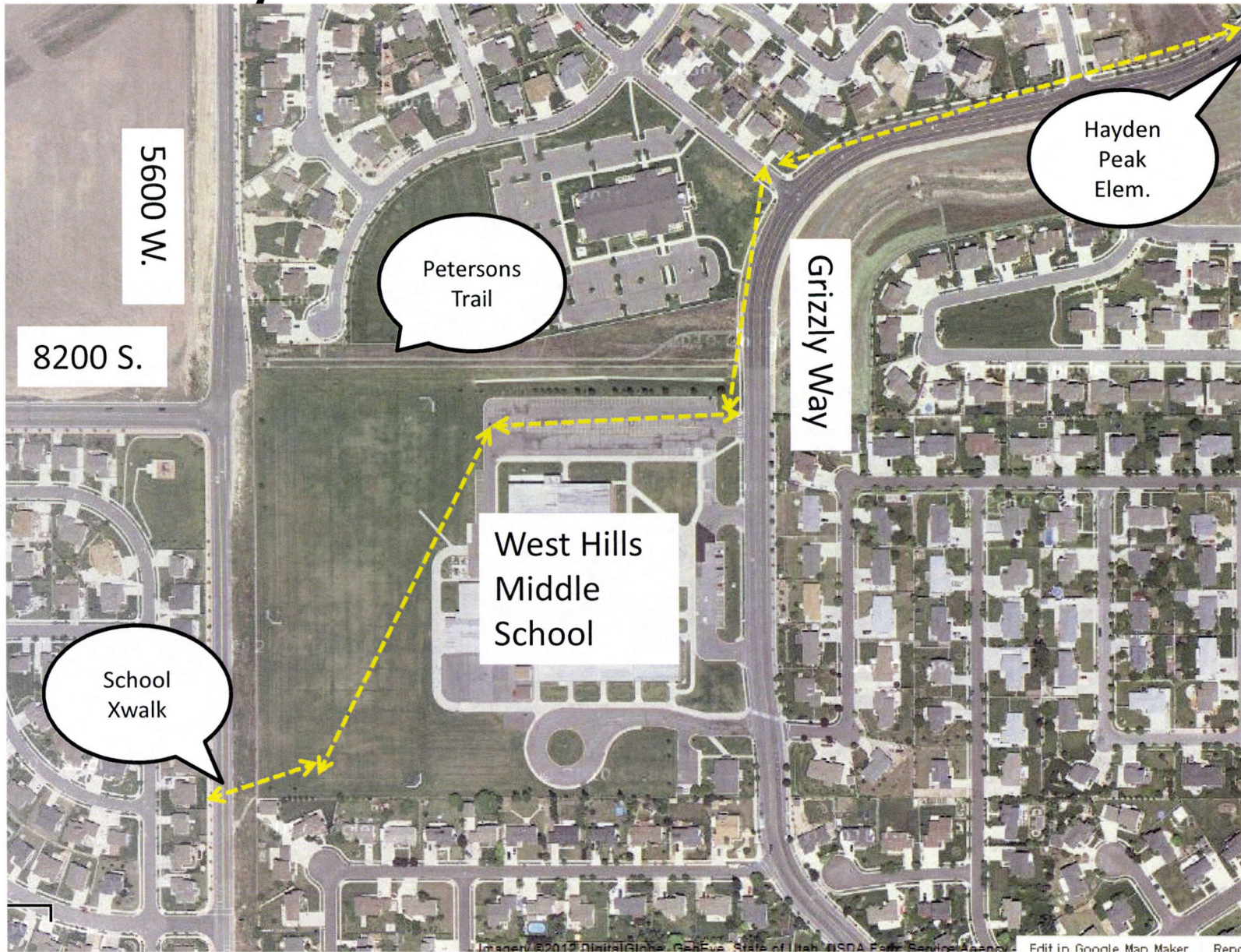


Highland Predevelopment Plan West Jordan City, UT Existing Services Map - Highlands East											
1370 South West Temple Salt Lake City, Utah 84115 Ward Engineering Group Planning Engineering Surveying POC: BOB, 407.800.7400 FAX: BOB, 407.800.8888	CLIENT: JETERSON DEVELOPMENT PROJECT: EXISTING SERVICES MAP JOB NO.: JETSD-23 DATE: 12/15/2010										
DRAWN BY: JAS DESIGNED BY: JAS CHECKED BY: JBT DATE: 12/15/2010	REVISIONS <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>										
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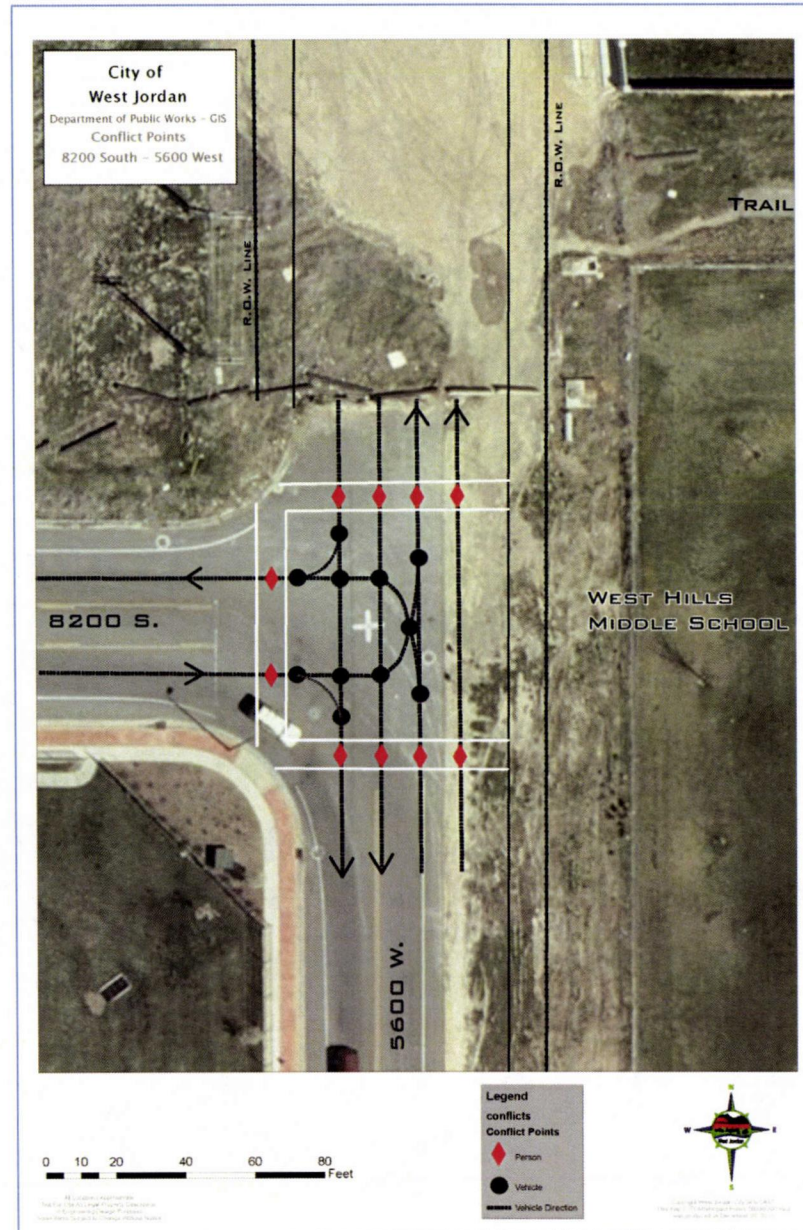


Hayden Peak Elem. Walk Route



Conflict Points

- 11 Vehicle to Vehicle Conflict Points
- 10 Vehicle to Pedestrian Conflict Points



Conflict Points

2 Vehicle to Pedestrian Conflict Points



[illegible]



Please find the August 5, 2014 Planning Commission Meeting Minutes on the following pages.

Exhibit J **P.C. Minutes 8/5/14 Meeting**

5. Gladstone Place Rezone and Land Use Amendment; 7800 South Mountain View Corridor; Future Land Use Plan Amendment for 8.33 acres from Community Commercial to Very High Density Residential and Rezone from SC-2 (Community Shopping Center Zone) to WSPA - HFR (High Density Multi-family Residential); Garbett Land Investments, LC/Richard Welch (applicant) [#GPA20140005, ZC20140002; parcels 20-35-100-017; 20-35-200-023]

Justin Peterson, Peterson Development, 225 South 200 East, stated that they are the master developers of the Highlands and they are working with Garbett Homes. He gave the history of this piece of property. UDOT acquired right-of-way for the Mountain View corridor and this property was a by-product. UDOT installed a trail next to the corridor. He showed a presentation of the request to change from commercial zoning to HFR in the WSPA. This request would add 122 units to the Highlands master plan. They could buy up to 2800 units in the Highlands and at their current pace they are slated for 1500, so they aren't just trying to maximize density. They feel that this piece makes sense as high density to solve some issues that the trail and wash created in this area. He showed a video of the area that showed a large wash, which they would propose piping at a cost of \$1.25 million. The trail is next to the wash that is sometimes 30-feet deep. This trail will eventually be given to the city if UDOT goes through with what they usually do. UDOT owns to the bottom of the channel and Peterson Development owns the other side. They approached UDOT and they are under contract with the property. If they pipe the wash they would cover it and abandon the portion of the trail and bring it into the community which will make it safer and the wash will be eliminated. There will still be a swale. They feel that the wash is a liability. The benefits from the rezoning will be removal of the liability nature of the land next to The Highlands with removal of the wash and providing more eyes on the trail, the trail will be maintained in the SAA, and it is the highest and best use of the property next to the Mountain View Corridor. They aren't trying to remove all of the commercial properties, but this piece isn't practical for commercial.

Ellen Smith asked if they had explored any other options such as professional office.

Justin Peterson said no. They have had office zoning east of this area for 16 years and there hasn't been a response to it until just recently a dentist has a portion under contract. They don't develop research park property, but they have talked to commercial brokers who have not considered commercial uses mostly due to the narrow nature of it. He heard that the Jensen property to the north had possibly been considered for a big office park.

Zach Jacob asked if it would be possible to subdivide it further on the north end that could hold some commercial.

Justin Peterson said the biggest challenge with that is UDOT's point of access. It is 300 feet and they will not allow an access within their right-of-way. They won't rule out the possibility of that area if the wash is piped. But they can't have this be successful at the expense of the commercial by Smith's. There is a philosophy that if commercial is limited then the existing commercial will be of a higher quality.

David Pack asked for more details on piping the wash.

Justin Peterson said in general terms it is a 48" pipe that will be buried if approved by staff. There will be a 3-foot swale so it will look like a trail and dry streambed and nothing will be built on top of it. It will be an open trail corridor.

Planning & Zoning Commission Meeting Minutes August 5, 2014

Dan Lawes asked if UDOT would require a sound wall between this parcel and the Mountain View Corridor. It will be a well-traveled road and the salability of the development may be affected by the proximity to the Mountain View Corridor.

Justin Peterson said he wasn't familiar with the policy but the Mountain View Corridor will be a factor. It will grow as use grows; he hoped that would trigger UDOT to install the sound wall, but he didn't know. In South Jordan they had to install a sound wall along Bangerter Highway when they developed a subdivision after the highway went in. UDOT installed the wall if there was an existing neighborhood.

Future Land Use Map Amendment

Based on the findings set forth in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council to amend the Future Land Use map for 8.33 acres from Community Commercial to Very High Density Residential on property, general located at 5701 West 7800 South; subject to the following condition of approval:

1. The applicant shall update the overall Highlands Master Development Plan to reflect the amendment.

Zoning Map Amendment

Based on the findings set forth in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council to rezone 8.33 acres from SC-2 (Community Shopping Center) to HFR (High Density Multi-family Residential) Zone; subject to the following condition of approval:

1. The applicant shall update the overall Highlands Master Development Plan to reflect the amendment.

Zach Jacob asked about the history of Clay Hollow wash. If it is the same one that goes under the road on 6400 West there was arsenic removed. He didn't think it looked like a natural wash.

Larry Gardner wasn't sure but he thought it looked like it had been dredged in the past to remove sediment and to keep water flowing. He didn't know if there was any contamination of this wash.

Justin Peterson said they know of no remediation efforts or any history with Kennecott. He thought this wash was naturally created. However, there is a man-made ditch to the west that Kennecott and the State had been remediating for the past ten years.

Ellen Smith explained that a natural wash could be configured in this fashion depending on the geologic history of the area. She asked how this proposal would affect the 83/17 housing ratio in the general plan, and she would like it explained how this could be approved since there is a moratorium on consideration of high density developments.

Larry Gardner said the moratorium was for development applications and not rezonings. The two are linked, but the moratorium did not exclude applications to change the land use map or zoning.

Peterson Development has put before them a document to change the land use map and the planning commission and city council are the planning authority for the city. There is nothing wrong with the process and if the planning authority feels that it is appropriate for that parcel of property then it will move forward.

Greg Mikolash said the housing ratio would change as a result of this project. He referred to the chart of vested high density projects, and this was not included. They had only discussed those that are in the ground already and not those coming onboard.

Ellen Smith asked if this project would make the 17% higher.

Planning & Zoning Commission Meeting Minutes August 5, 2014

Greg Mikolash said he didn't think they would see a visual change with a tenth or a hundredth. They don't know how many units would go in this area.

Bill Heiner noted that the conceptual number of units was 122.

Ellen Smith referred to Finding B that states, "The development pattern contained in the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment". She understands that to say that there isn't enough high density in other locations. She didn't think that finding was adequately addressed.

Larry Gardner interpreted it to mean the commercial land use designation doesn't allow for multi-family development, so the applicant needed to change the map to accommodate the use.

Zach Jacob asked if legal counsel could comment on what the finding means. Because he thought that it meant we need to change the land use map because the current land use map inadequately provides appropriate optional sites for this land use.

Robert Thorup said that that Commissioners Jacob and Smith are reading it correctly. Finding B talks about an analysis that there wouldn't be appropriate sites for either the current use or the proposed change. You have to look at the land and ask if we have too little of what is there and want to maintain it or if there are other places provided for the proposed use and so there doesn't need to be a change. So it is looking at both.

Larry Gardener said he read the finding as it relates to this particular piece of property. He didn't read it in the context of how many or if there were optional sites in the city for multi-family.

Dan Lawes opened the public hearing.

Further public comment was closed at this point for this item.

David Pack understood that this is in the conceptual stage and that it is a unique parcel, but he wondered if they are putting the cart before the horse in anticipation of the moratorium being lifted. He wasn't comfortable with changing the land use and zoning map along with the ratios of the general plan at this point.

Bill Heiner asked if the ratios are actually changed by making a positive recommendation.

David Pack said in the future they would potentially be changed, but maybe not to a large extent.

Zach Jacob said even if they add 150 units of high density they would have to add 882 single-family units to keep the ratio the same. And the ratio was not where it is supposed to be now. He said after reading Finding B he will look at every future land use amendment differently. That finding is telling him that the change needs to be made when the proposed zoning can't be found anywhere else. Perhaps that is taking a little too literalistic view of it, but he didn't think he could take it any other way with the explanation from legal counsel.

Ellen Smith thought that this may end up as high density in the future, but she thought there are other options for this property. It is also a gateway to the city and she thought that there were other options for this property.

Zach Jacob said with a proposal for change you either get what you've got or what you're asking for; there is no third option. He thought that a park would be a great option for this property, but that option is not on the table, and neither is professional office or low-density housing. The developer

Planning & Zoning Commission Meeting Minutes August 5, 2014

mentioned that SC-2 is not viable, so we get open space and native grasses with a trail and a hazardous wash or we get high density residential.

Ellen Smith said there needed to be more thought going into the plan for this property.

MOTION: Ellen Smith moved based on what we heard tonight and on the staff report, to forward a negative recommendation to the City Council for Gladstone Place; 7800.South Mountain View Corridor; Garbett Land Investments, LC (applicant) to amend the Future Land Use map for 8.33 acres of property from Community Commercial to Very High Density Residential with the following findings:

- 1) It does not fit Finding A, "The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City General Plan" which is the 83/17 housing ratio found in the General Plan.**
- 2) It does not fit into Finding B, "The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment" because there are other places for high density housing within this area.**

The motion was seconded by Dan Lawes.

Zach Jacob asked if they would still vote on the rezoning if there is a negative recommendation for the land use amendment.

Larry Gardner said they need two separate motions.

VOTE: The motion passed 4-1 in favor with Bill Heiner casting the negative vote. Lesa Bridge and Sophie Rice were absent.

MOTION: Ellen Smith moved based on the findings on the previous vote for a land use amendment and the discussions at the Planning Commission meeting today, to forward a negative recommendation to the City Council for Gladstone Place; 7800 South Mountain View Corridor; Garbett Land Investments, LC (applicant) to rezone 8.33 acres from SC-2 to HFR Zone based on the previous findings of the last motion, and:

- 1) Criteria 1, "The proposed amendment is consistent with the purposes, goals, objectives, and policies of the City's General Plan" is not being currently met.**

The motion was seconded by Dan Lawes.

David Pack asked if criteria 4 should be considered regarding adequacy of city services when talking about an issue with the sewer. Larry Gardner said that hadn't been proven.

VOTE: The motion passed 4-1 in favor with Bill Heiner casting the negative vote. Lesa Bridge and Sophie Rice were absent.

Please find the ordinance amending the land use and zoning maps on the following pages.

Exhibit K Ordinance

THE CITY OF WEST JORDAN, UTAH

A Municipal Corporation

ORDINANCE NO. 14-130

AN ORDINANCE AMENDING THE GENERAL PLAN FUTURE LAND USE MAP FOR 8.33 ACRES OF LAND FROM COMMUNITY COMMERCIAL TO VERY HIGH DENSITY RESIDENTIAL AND REZONE 8.33 ACRES OF LAND FROM SC-2 (COMMUNITY SHOPPING CENTER) TO HFR (HIGH DENSITY MULTI-FAMILY RESIDENTIAL) FOR PROPERTY LOCATED AT APPROXIMATELY 5701 WEST 7800 SOUTH.

WHEREAS, an application was made by Garbett Land Investments to amend the General Plan Future Land Use Map for 8.33 acres from Community Commercial to Very High Density Residential and Rezone 8.33 acres from SC-2 (Community Shopping Center) to the HFR (High Density Multi-family Residential) Zone for property located at approximately 5701 West 7800 South;

WHEREAS, on August 5, 2014 the Future Land Use Map amendment and Rezone request was considered by the Planning and Zoning Commission, which has made a negative recommendation to the City Council concerning the Future Land Use Map amendment from Community Commercial to Very High Density Residential and Rezone 8.33 acres from SC-2 (Community Shopping Center) to the HFR (High Density Multi-family Residential) Zone for property located at approximately 5701 West 7800 South;

WHEREAS, a public hearing, pursuant to public notice, was held before the City Council on September 10, 2014; and,

WHEREAS, the City Council of the City of West Jordan finds the following with respect to an amendment of the Future Land Use Map:

1. The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City's General Plan;
2. The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment;
3. The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity;
4. The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity;
5. The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change; and,
6. The proposed amendment is consistent with other adopted plans, codes and ordinances.

WHEREAS, the City Council of the City of West Jordan finds the following with respect to an amendment of the Zoning Map:

1. The proposed amendment is consistent with the purposes, goals, objectives and policies of the City's General Plan;
2. The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties;
3. The proposed amendment furthers the public health, safety and general welfare of the citizens of the city;
4. The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer, and roadways; and,
5. The proposed amendment is consistent with the provisions of any applicable overlay zoning district which may impose additional standards.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST JORDAN, UTAH:

Section 1. The Future Land Use Map of the City of West Jordan, Utah, is hereby amended by changing the future land use designation for 8.33 acres of property from Community Commercial to Very High Density Residential, located approximately at 5701 West 7800 South, more appropriately described below:

All of that Real Property described in Deed Book 9878 Page 2281 and Book 9878 Page 2304 of the Official Records of Salt Lake County, located in the NW 1/4 and the NE 1/4 of Section 35, Township 2 South, Range 2 West, Salt Lake Base & Meridian, described compositely as follows:

Beginning at the northeast corner of that Real Property described in Deed Book 9878 Page 2281 of the Official Records of Salt Lake County located N89°58'35"W along the Section line 522.89 feet and South 8227 feet from the North 1/4 Corner of Section 35, T2S, R2W, S.L.B.& M.; thence S200 12'59"E 322.78 feet; thence along the arc of a 1,080.00 foot radius curve to the left 538.55 feet (chord: S34°30'07"E 532.99 feet) to the northwesterly corner of that Real Property described in Deed Book 9878 Page 2304 of the Official Records of Salt Lake County; thence continuing Southeasterly along the arc of said 1,080.00 foot radius curve 46.05 feet (chord: S500 00'39"E 46.04 feet); thence S51°13'50"E 632.86 feet; thence Southeasterly along the arc of a 4,519.00 foot radius non-tangent curve 546.92 feet (chord: S28°00'14"E 546.92 feet); thence S001°33"E 119.69 feet to the centerline of an existing wash; thence along said centerline the following 28 (twenty-eight) courses and distances: N67°42'25"W 6.58 feet; thence along the arc of a 61.50 foot radius curve to the right 66.68 feet (chord: N36°38'48"W 63.46 feet); thence N5°35' 10"W 43 .29 feet; thence along the arc of a 220.00 foot radius curve to the left 176.92 feet (chord: N28°31'30"W 172.20 feet); thence N51 °39'48"W 151.27 feet; thence N34°53'04"W 204 .00 feet; thence along the arc of a 188.60 foot radius curve to the left 177.3 1 feet (chord: N61°48'55"W 170.85 feet) to a point of reverse curvature; thence along the arc of a 75.00 foot radius curve to the right 78.33 feet (chord: N58°49'54"W 74.82 feet); thence N28°54'42"W 163.38 feet; thence along the arc of a 63.00 foot radius curve to the left 79.39

feet (chord: N65°00'47"W 74.24 feet) to a point of reverse curvature; thence along the arc of a 42.50 foot radius curve to the right 40.39 feet (chord: N73°53' 18"W 38.89 feet); thence N46°39'45"W 28.42 feet; thence N26°50'06"W 152.09 feet; thence along the arc of a 140.00 foot radius curve to the left 66.11 feet (chord: N40021'50"W 65 .50 feet); thence N53°53'33"W 39.26 feet; thence N44°21 '2TW 67.41 feet; thence along the arc of a 107.00 foot radius curve to the left 80.74 feet (chord: N65°58'25"W 78.83 feet); thence N87°35'23"W 35.69 feet; thence along the arc of a 50.00 foot radius curve to the right 67.29 feet (chord: N49°02' 11"W 62.32 feet); thence N 100°28'59"W 43.29 feet; thence N40°14'42"W 145.84 feet; thence N23°02'08"W 61.28 feet; thence along the arc of a 110.00 foot radius curve to the left 92.41 feet (chord: N47°06'08"W 89.72 feet); thence N71° 10'06"W 54.92 feet; thence N66°5'37"W 80.25 feet; thence N59°04'2TW 38.20 feet; thence N69°50'26"W 64.92 feet; thence N83°23'05"W 23.53 feet; thence N00°20'44"W 245.83 feet; thence S88° 18'33"E 184.66 feet; thence N89°47' 01"E 181.64 feet to the point of beginning.

Contains: 8.33+/- acres

Section 2. The Zoning Map Of The City Of West Jordan, Utah, is hereby amended by changing the zoning classification for 8.33 acres of property from SC-2 (Community Shopping Center) to HFR (High Density Multi-family Residential) Zone for property located at approximately 5701 West 7800 South, more appropriately described below:

All of that Real Property described in Deed Book 9878 Page 2281 and Book 9878 Page 2304 of the Official Records of Salt Lake County, located in the NW 1/4 and the NE 1/4 of Section 35, Township 2 South, Range 2 West, Salt Lake Base & Meridian, described compositely as follows:

Beginning at the northeast corner of that Real Property described in Deed Book 9878 Page 2281 of the Official Records of Salt Lake County located N89°58'35"W along the Section line 522.89 feet and South 8227 feet from the North 1/4 Corner of Section 35, T2S, R2W, S.L.B.& M.; thence S200 12'59"E 322.78 feet; thence along the arc of a 1,080.00 foot radius curve to the left 538.55 feet (chord: S34°30'07"E 532.99 feet) to the northwesterly corner of that Real Property described in Deed Book 9878 Page 2304 of the Official Records of Salt Lake County; thence continuing Southeasterly along the arc of said 1,080.00 foot radius curve 46.05 feet (chord: S500 00'39"E 46.04 feet); thence S51°13'50"E 632.86 feet; thence Southeasterly along the arc of a 4,519.00 foot radius non-tangent curve 546.92 feet (chord: S28°00'14"E 546.92 feet); thence S00°133"E 119.69 feet to the centerline of an existing wash; thence along said centerline the following 28 (twenty-eight) courses and distances: N67°42'25"W 6.58 feet; thence along the arc of a 61.50 foot radius curve to the right 66.68 feet (chord: N36°38'48"W 63.46 feet); thence N5°35' 10"W 43 .29 feet; thence along the arc of a 220.00 foot radius curve to the left 176.92 feet (chord: N28°3'30"W 172.20 feet); thence N51 °39'48"W 151.27 feet; thence N34°53'04"W 204 .00 feet; thence along the arc of a 188.60 foot radius curve to the left 177.3 1 feet (chord: N61°48'55"W 170.85 feet) to a point of reverse curvature; thence along the arc of a 75.00 foot radius curve to the right 78.33 feet (chord: N58°49'54"W 74.82 feet); thence N28°54'42"W 163.38 feet; thence along the arc of a 63.00 foot radius curve to the left 79.39 feet (chord: N65°00'47"W 74.24 feet) to a point of reverse curvature; thence along the arc of a 42.50 foot radius curve to the right 40.39 feet (chord: N73°53' 18"W 38.89 feet); thence N46°39'45"W 28.42 feet; thence N26°50'06"W 152.09 feet; thence along the arc of a 140.00 foot radius curve to the left 66.11 feet (chord: N40021'50"W 65 .50 feet); thence N53°53'33"W 39.26 feet; thence N44°21 '2TW 67.41 feet; thence along the arc of a 107.00 foot radius curve to the left 80.74 feet (chord: N65°58'25"W 78.83 feet); thence N87°35'23"W 35.69 feet; thence along the arc of a 50.00 foot radius curve to the right 67.29 feet (chord: N49°02' 11"W 62.32 feet); thence N 100°28'59"W 43.29 feet; thence N40°14'42"W 145.84 feet; thence N23°02'08"W

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Contains: 8.32+/- acres

Section 3. This Ordinance shall become effective upon publication or upon the expiration of twenty days following passage, whichever is earlier.

Passed by the City Council of West Jordan, Utah, this 10th day of September, 2014.

ATTEST:

CITY OF WEST JORDAN

Melanie Briggs
City Recorder

Kim V. Rolfe
Mayor – City of West Jordan

Voting by the City Council

Jeff Haaga
Judy Hansen
Chris McConnehey
Chad Nichols
Ben Southworth
Justin D. Stoker
Mayor Kim V. Rolfe

"AYE"

"NAY"

_____	_____
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CITY CLERK/RECORDER'S CERTIFICATE OF PUBLICATION

I, Melanie S. Briggs, certify that I am the City Clerk/Recorder of the City of West Jordan, Utah, and that the foregoing ordinance was published in the Legal Section, of the Salt Lake Tribune, on the _____ day of _____, 2014, pursuant to Utah Code Annotated, 10-3-711.

MELANIE S. BRIGGS, MMC
City Clerk/Recorder

[SEAL]